



## WHITMORE AVENUE, HAROLD WOOD

Freehold One Bedroom Starter Home | Own Rear Garden | Parking | Lounge |  
Separate Kitchen | Bedroom | Bathroom W.C. | Walking Distance To Harold Wood  
Station On The Crossrail Elizabeth Line | Close to Local Amenities |

**£300,000** Freehold | One Bedroom Terraced House EPC E

**SSTC**

CHARLES STRATTON  
ESTATE AGENTS



Well maintained freehold one bedroom starter home situated in a pleasant location within easy reach of Harold Wood's Crossrail Elizabeth Line Railway Station with its rail links across London to Heathrow Airport.

Accommodation comprises Bedroom and Bathroom W.C. to the first floor whilst to the ground floor there is a Lounge and separate Kitchen. There is allocated parking to the front of the property and own private garden to the rear.

The property further benefits from being just a short walk from local shops and amenities and good road links with the A12 and A127 accessible from nearby Gallows Corner.

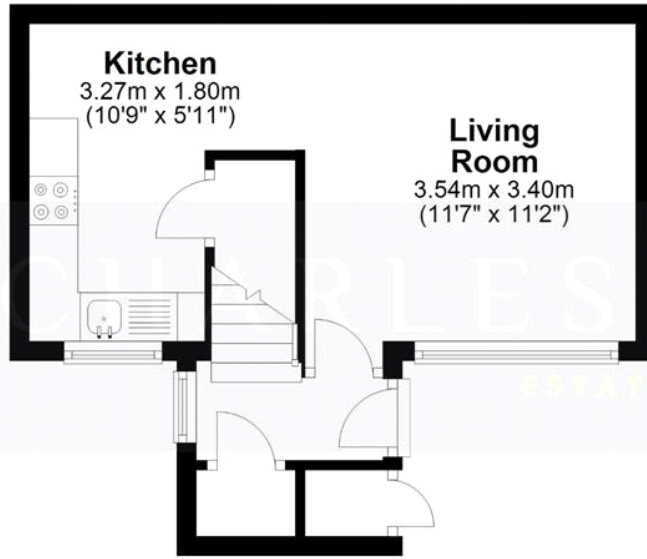
Council Tax Band: C  
Tenure: Freehold





## Ground Floor

Approx. 24.5 sq. metres (264.2 sq. feet)



## First Floor

Approx. 20.3 sq. metres (219.0 sq. feet)



Total area: approx. 44.9 sq. metres (483.2 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE  
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.  
Property marketing provided by [www.matthewkyle.co.uk](http://www.matthewkyle.co.uk)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(92-100) <b>A</b>	92
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>	54	(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>).

Viewing by appointment only  
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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.