



**West View, Paternoster Row, Noak Hill, Romford**  
**Offers Over £800,000**

CHAIN FREE FOUR BEDROOM DETACHED. | Freehold **SSTC**

OFFERED WITH NO ONWARD CHAIN! Occupying a generous plot with an excellent road frontage this detached four bedroom home offers an interesting opportunity for someone to build and additional property and enjoy the wonderful landscape. Newly refurbished this family home is the ideal location for a rural lifestyle with urban amenities nearby. Home and site visit is highly recommended to see all that this home has to offer.

Council Tax Band: Band F (London Borough of Havering)

Tenure: Freehold

Details provided are to the best of our knowledge, and are subject to change

### **Front Garden**

Large parking area with access to detached garage. Side gate leading to rear garden and path leading to front door to porch.

### **Lounge**

l: 20' x w: 11' 9" (l: 6.1m x w: 3.58m)

Double glazed window to front with shutters, feature fire place (untested), stairs to first floor with storage cupboard under and radiator.

### **Kitchen/diner**

l: 9' x w: 21' 6" (l: 2.74m x w: 6.55m)

Double glazed window to rear and side, double glazed double door to rear leading to rear garden. Wall units along two walls and work surfaces along two walls with storage under. range cooker, intergrated dishwasher and space for appliances. Single bowl drainer sink with mixer tap over, door leading to utility area and wood effect floor and door to:

### **Utility**

l: 6' x w: 2' 5" (l: 1.83m x w: 0.74m)

Space for appliances.

### **Bedroom 1**

l: 11' x w: 8' 3" (l: 3.35m x w: 2.51m)

Double glazed window to front with fitted shutters, radiator and door to en-suite.

### **En-suite**

l: 5' 2" x w: 5' 10" (l: 1.57m x w: 1.78m)

Double glazed window to side, shower cubicle with shower attachment over, low level WC, wash hand basin with tap over and heated towel rail.

### **Landing**

doors to.

### **Bathroom**

l: 5' 7" x w: 5' 2" (l: 1.7m x w: 1.57m)

Obscure double glazed window to flank, bath with taps and shower attachment over, hand basin with mixer tap over and storage under and heated towel rail.

### **Bedroom 2**

l: 11' 5" x w: 10' 8" (l: 3.48m x w: 3.25m)

Double glazed window to front with fitted shutters and radiator.

### **Bedroom 3**

l: 11' 8" x w: 8' 7" (l: 3.56m x w: 2.62m)

Double glazed window to front and side with fitted shutters, radiator.

### **Bedroom 4**

Double glazed window to rear and radiator.

### **WC**

Double glazed window to side and low level w/c.

**Garden**

Patio area with remainder laid to lawn, access to front via side gate, out building and outside tap.

**Garage**

Access via up and over door.

**ESTATE AGENTS NOTE**

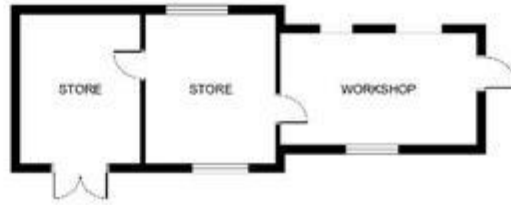
To review the full planning details planning number is P0819.18 located on the havering website.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers/tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers/tenants arrange for a qualified person to check all appliances/services before legal commitment. We refer sellers to Palmers Solicitors and AVRillo: Conveyancing Solicitors. It is your decision whether you choose to deal with any of these companies. Should you decide to use an of the companies listed you should know that we would receive a referral fee from them of between GBP100 and GBP300 per transaction for recommending you to them. We routinely refer all potential purchasers and vendors to Integra Finance Limited. It is your decision whether you choose to deal with Integra Finance Limited. In making that decision, you should know that we receive benefits from them worth between GBP10 and GBP1000 per transaction.



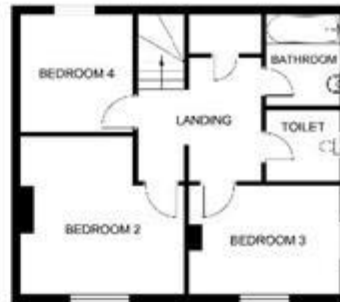
MOBILE HOME  
APPROX. FLOOR  
AREA 316 SQ. FT.  
(29.32 SQ. M)



OUTBUILDING  
APPROX. FLOOR  
AREA 308 SQ. FT.  
(28.65 SQ. M)

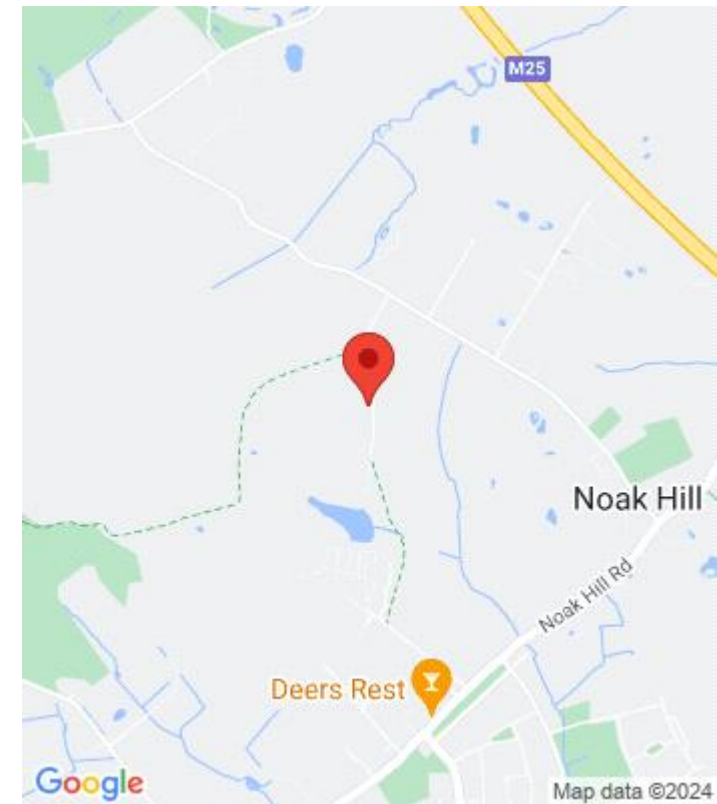


GROUND FLOOR  
APPROX. FLOOR  
AREA 770 SQ. FT.  
(71.55 SQ. M)



FIRST FLOOR  
APPROX. FLOOR  
AREA 477 SQ. FT.  
(44.28 SQ. M)

TOTAL APPROX. FLOOR AREA 1870 SQ.FT. (173.80 SQ.M.)  
Measurements are approximate. Not to Scale. Illustrative purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(39-54)	E		
(21-38)	F		
(1-20)	G	22	
Not energy efficient - higher running costs			
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.



Viewing by appointment only  
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