

**32 Curtis Mill Lane, Navestock, Romford, Essex RM4 1HS****\*Guide Price: £250,000 (plus fees)**

\*Description on Auction Information page

**A VACANT 3 BEDROOM DETACHED BUNGALOW ON A GENEROUS SIZED PLOT****DESCRIPTION:**

A 3 bedroom detached bungalow in good decorative order in a quiet semi-rural location with parking for several vehicles and excellent gardens. The property benefits from double glazing throughout. Harold Wood railway station is approximately 3.5 miles away.

**ACCOMMODATION:**

Open Plan Sitting Room/Kitchen – 18'5" x 16'4" (5.61m x 4.98m)

Inner Hall

Bedroom 1 – 16'6" x 8'3" (5.03m x 2.41m)

Bedroom 2 – 12'3" x 7'3" (3.73m x 2.21m)

Bedroom 3 – 12'3" x 7'3" (3.73 m x 2.21m)

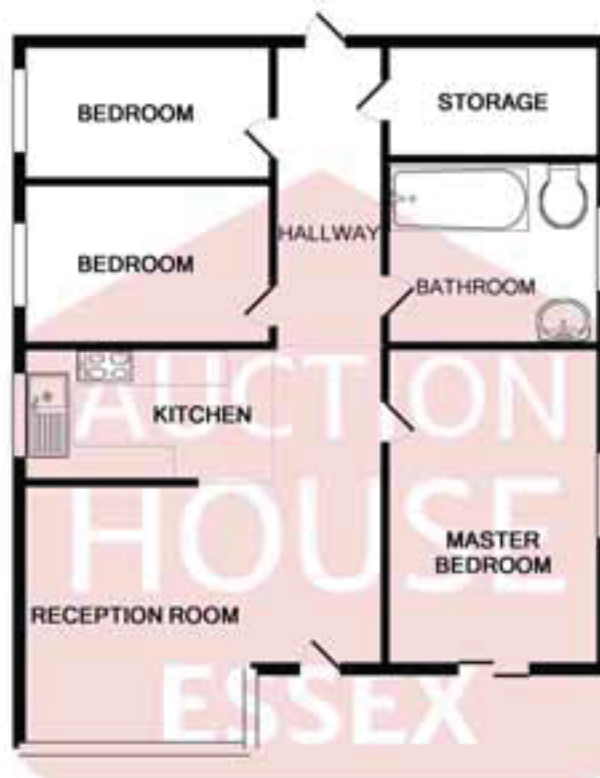
Bathroom/WC

**EXTERIOR:**

Gardens to front, driveway with parking for several vehicles. Paved area to rear with large timber shed

**PARTNER AGENT:**

John Sear Estate Agents, 204 High Street, Ongar, Essex, CM5 9JJ Tel: 01277 363136



TOTAL APPROX. FLOOR AREA 550 SQ.FT. (51.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2018



#### Additional Fees

**Buyer's Premium:** 1.2% inc VAT of the purchase price payable on exchange of contracts.

**Administration Charge:** £720 inc VAT payable on exchange of contracts.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

#### Additional Information

**Tenure:** Freehold

**Local Authority:** Epping Forest District Council

**Viewing:** Strictly by appointment with the Auctioneers -  
Tel: 01702 333399

**Energy Performance Certificate (EPC):** Current Rating D