



Collier Row Asking Price £675,000



Exceptional High-Specification 3-Bedroom Smart Home

Welcome to a truly outstanding development comprising three architect-designed three-bedroom homes, where contemporary design meets smart technology and exceptional energy efficiency. Built and finished to an uncompromising standard, these homes offer a luxurious lifestyle for modern family living.

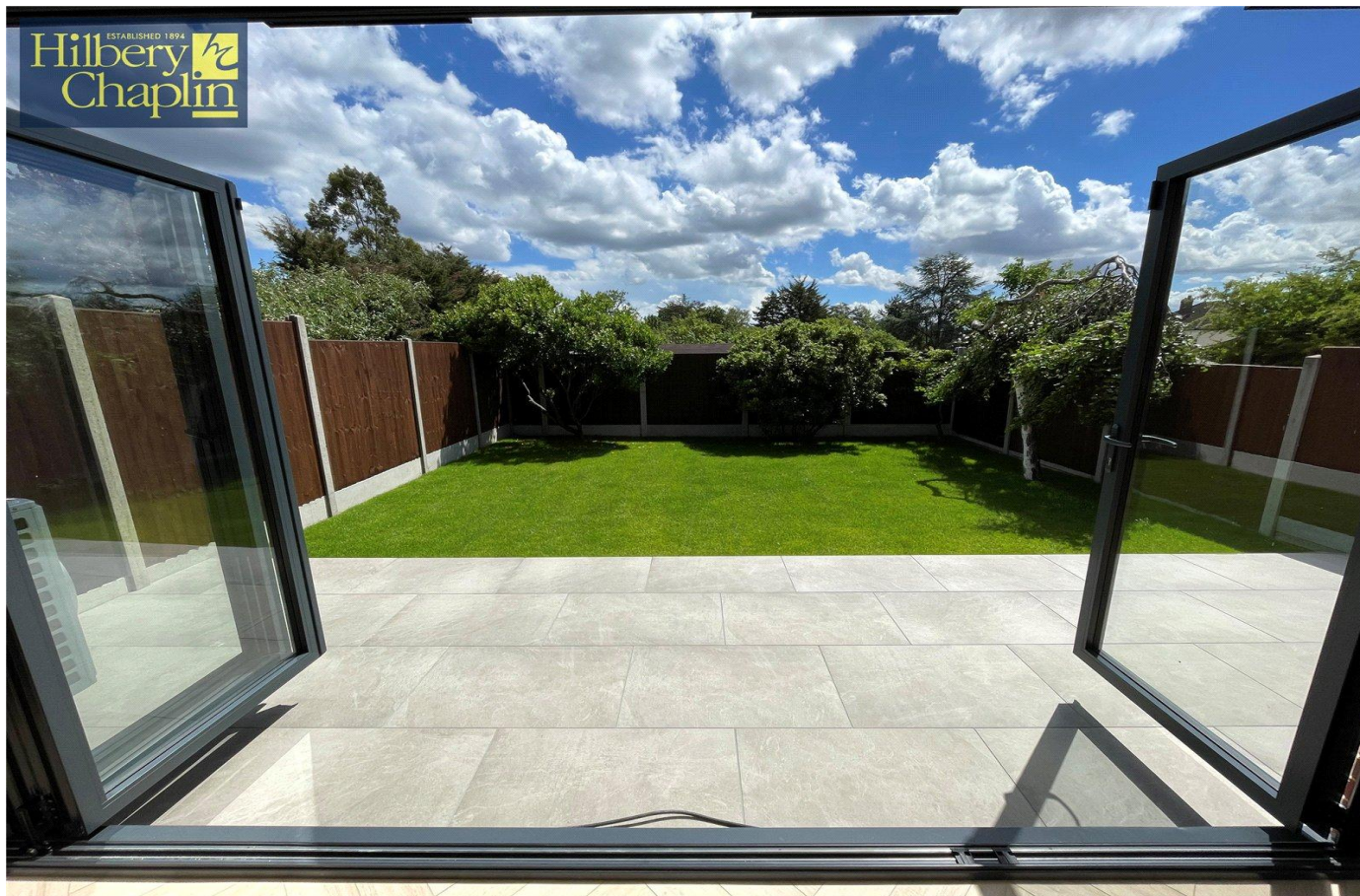
Each home features a stunning open-plan kitchen, dining and living area, designed for both entertaining and everyday life. Sleek handleless kitchens include a central island, premium composite worktops, integrated BOSCH appliances, and a multifunction tap providing instant boiling, cold and filtered water. SONOS ceiling speakers enhance the living experience.

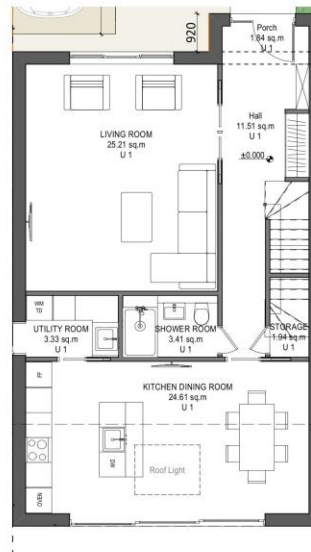
Comfort is ensured with smart underfloor heating via VAILLANT combi boiler and BOSCH climate control in every room, delivering heating, cooling and air quality control year-round. A Vent Axia heat recovery system provides continuous fresh filtered air for healthier living. Sustainability is central, with SOLAX solar panels, battery storage, EV charging and an EPC A rating. Three bedrooms with bespoke wardrobes luxury bathrooms utility room AJAX security private driveways landscaped gardens warranties viewing recommended highly recommended.



Location

Romford, RM5, is a well-established and highly sought-after residential location, offering an attractive balance of convenience, connectivity and green open spaces. The nearby town centre provides a variety of shops, supermarkets, cafés and everyday amenities, while frequent bus services offer direct access to Romford. From Romford Station, the Elizabeth Line provides swift journeys into Central London, the City, Canary Wharf and Heathrow, making the area particularly attractive to commuters. Families are well served by a range of respected local schools, and residents can enjoy easy access to nearby parks and countryside, including Bedfords Park, Rise Park and Hainault Forest Country Park. The combination of excellent amenities, strong transport links and plentiful recreational opportunities makes Collier Row a popular choice for families and professionals alike.

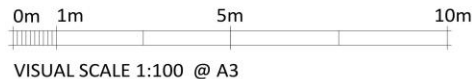




23 Proposed Ground Floor. Unit 1.
1 : 100

24 Proposed First Floor. Unit 1.
1 : 100

Total Area Unit 3 - 127.63 sq.m



Project Title: 14 Burland Road, RMS 3RD			
Score	Energy rating	Current	Potential
92+	A	100 A	100 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
3D Floor 10-100 Paul Street ECC6A 4NE info@hmc-construction.co.uk			

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Hilbery ESTABLISHED 1894
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