



HUNTERS[®]
HERE TO GET *you* THERE

3 Richmond Road, Romford, RM1 2DX

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Guide Price £350,000

GUIDE PRICE £350,000 to £375,000

Hunters Hornchurch are delighted to offer for sale this well presented semi detached house situated in Romford. The property comprises of: lounge, dining room, fitted kitchen and bathroom. T the first floor are two double bedrooms. Externally to the front the kerb has been dropped and has off road parking for one car. To the rear is a well stocked garden with a mix of trees and shrubs. The property is situated just 0.4 miles from Romford Main Line Railway Station (Crossrail) and Town Centre. Romford Town Centre is a vibrant shopping, business, leisure and entertainment centre. You will find over 400 great shops, restaurants and cafés across the town in four shopping centres, along with the traditional outdoor market. Romford's Sapphire Ice & Leisure offers a fantastic range of activities

Along with the ice rink, you can also enjoy their state-of-the-art gym and two swimming pools.

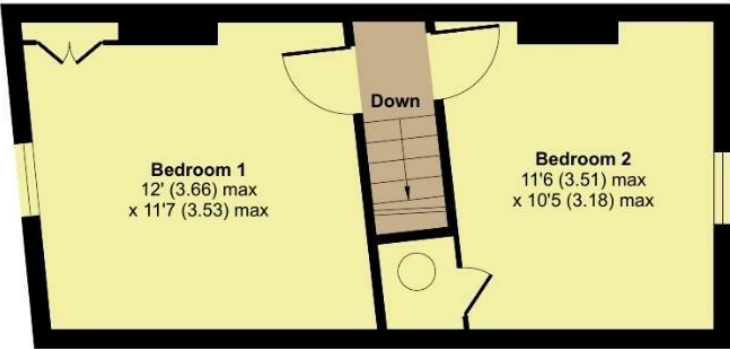
Hylands Primary School (Ofsted: Good), Concordia Academy (Ofsted: Outstanding) and The Frances Bardsley Academy for girls (Ofsted: Good) are all withing 0.5 miles.

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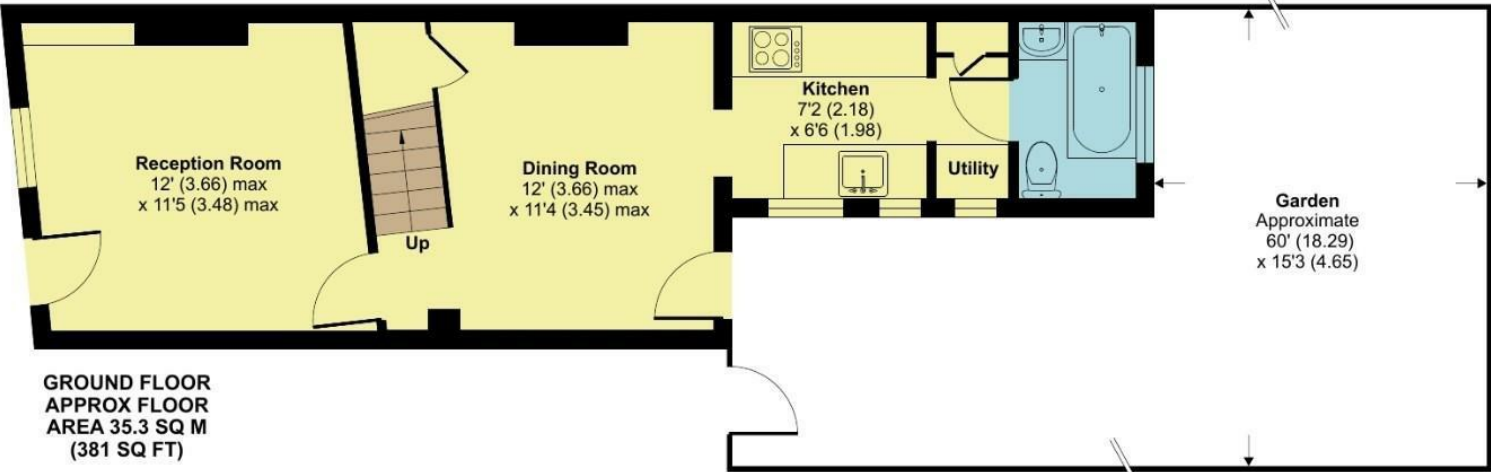
Richmond Road, Romford, RM1

Approximate Area = 662 sq ft / 61.5 sq m

For identification only - Not to scale



FIRST FLOOR
APPROX FLOOR
AREA 26.1 SQ M
(281 SQ FT)



GROUND FLOOR
APPROX FLOOR
AREA 35.3 SQ M
(381 SQ FT)



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Hunters Property Group. REF: 1107355

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		81
	50	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Frontage

Driveway with off road parking for one car

Reception Room

12'0" max x 11'5" max

UPVC double glazed door to front, UPVC double glazed sash window to front, plastered painted walls, papered feature wall, laminate flooring, radiator

Dining Room

12'0" max x 11'4" max

UPVC double glazed door to rear, plastered papered walls, laminate flooring, radiator, stairs leading to first floor

Kitchen

7'2" x 6'6"

UPVC double glazed window to side, fitted kitchen with a mix of eye level and base units, roll worktops, inset sink and drainer, space for cooker, space and plumbing for washing machine, space for counter fridge, plastered painted walls with tiled splashback, tiled flooring, radiator

Utility

UPVC double glazed window to side, boiler cupboard

Bathroom

UPVC double glazed window to rear, bath suite comprising of: low level w/c, vanity sink unit with inset sink, panel bath with shower screen, wall mounted shower and shower hose, wall mounted heated towel rail, tiled walls, tiled flooring

Stairs and Landing

Plastered painted walls, fitted carpet to stairs and landing

Bedroom One

12'0" max x 11'7" max

UPVC double glazed sash window to front, plastered papered walls, laminate flooring, radiator

Bedroom Two

11'6" max x 10'5" max

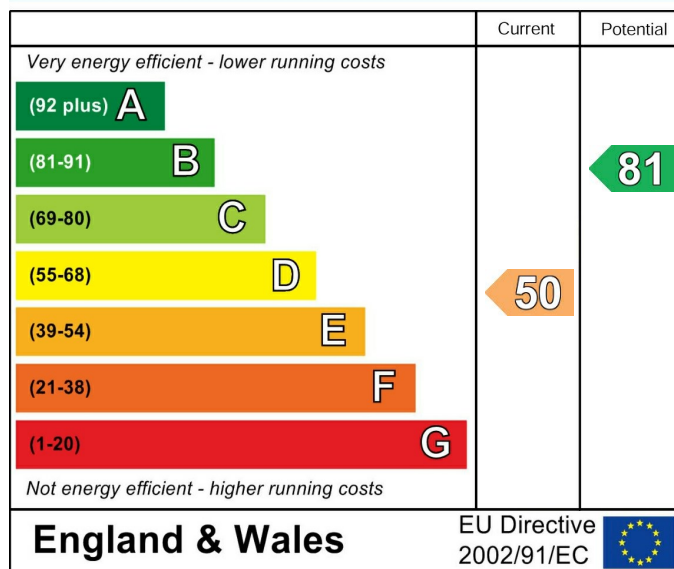
UPVC double glazed sash window to rear, plastered papered walls, fitted carpet, radiator

Garden

60'0" x 15'3"

Well stocked rear garden with patio area, lawn bordered by a mix of trees and shrubs, wood panelled fencing

Energy Efficiency Rating



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

