



Shepherds Close, Romford

Essex, RM6 5AJ

Guide Price £240,000 - £260,000



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Shepherds Close, Romford, Essex, RM6 5AJ

DESCRIPTION

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Welcome to this charming split-level maisonette located in the desirable area of Shepherds Close, Romford. This delightful flat offers a perfect blend of comfort and convenience, making it an ideal choice for both first-time buyers and those looking to downsize.

The property features a spacious reception room, providing a warm and inviting space for relaxation and entertaining. With two well-proportioned bedrooms, there is ample room for rest and privacy. The bathroom is thoughtfully designed, catering to all your daily needs.

One of the standout features of this maisonette is its proximity to Chadwell Heath Station, which is part of the Elizabeth Line. This offers seamless access to London and beyond, making commuting a breeze. Additionally, the local area boasts a variety of shops and parks, ensuring that all your daily amenities are within easy reach.

This property is not only a home but also a gateway to a vibrant community, where you can enjoy the benefits of urban living while still having access to green spaces. Whether you are looking to invest or find a new place to call home, this flat in Shepherds Close is a wonderful opportunity that should not be missed.



LOUNGE/DINING ROOM

15'9" x 12'2"

Two double glazed windows, laminated flooring, wall mounted radiators, access to kitchen, stairs leading to first floor.

KITCHEN

Range of fitted wall and base units, roll top work surface, sink and drainer, integrated oven and hob with extractor hood above, tiled splash backs, double glazed window.

SECOND FLOOR

BEDROOM ONE

11'6" x 11'6"

Double glazed window, carpet flooring, wall mounted radiator.

BEDROOM TWO

9'10" x 7'3"

Double glazed window, carpet flooring, wall mounted radiator.

BATHROOM

Three piece suite comprising of panelled bath with

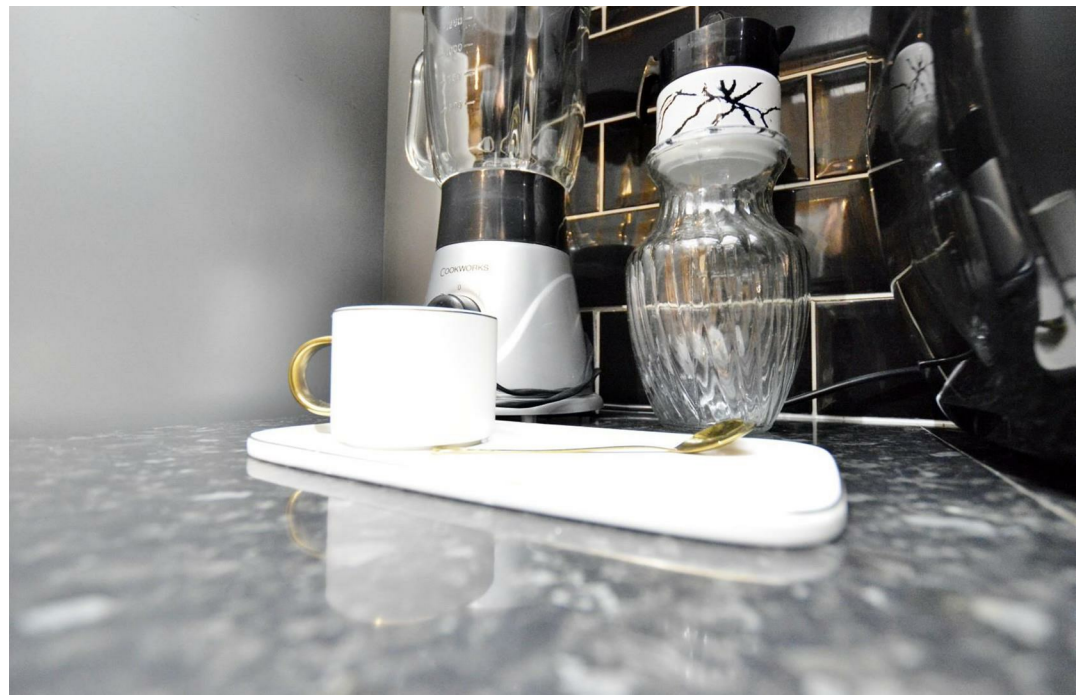
mixer tap and shower attachment, wash basin in vanity unit, low level w.c, tiled walls, double glazed window.

GARAGE

Separate garage included, good for parking or storage.

COMMUNAL GARDEN

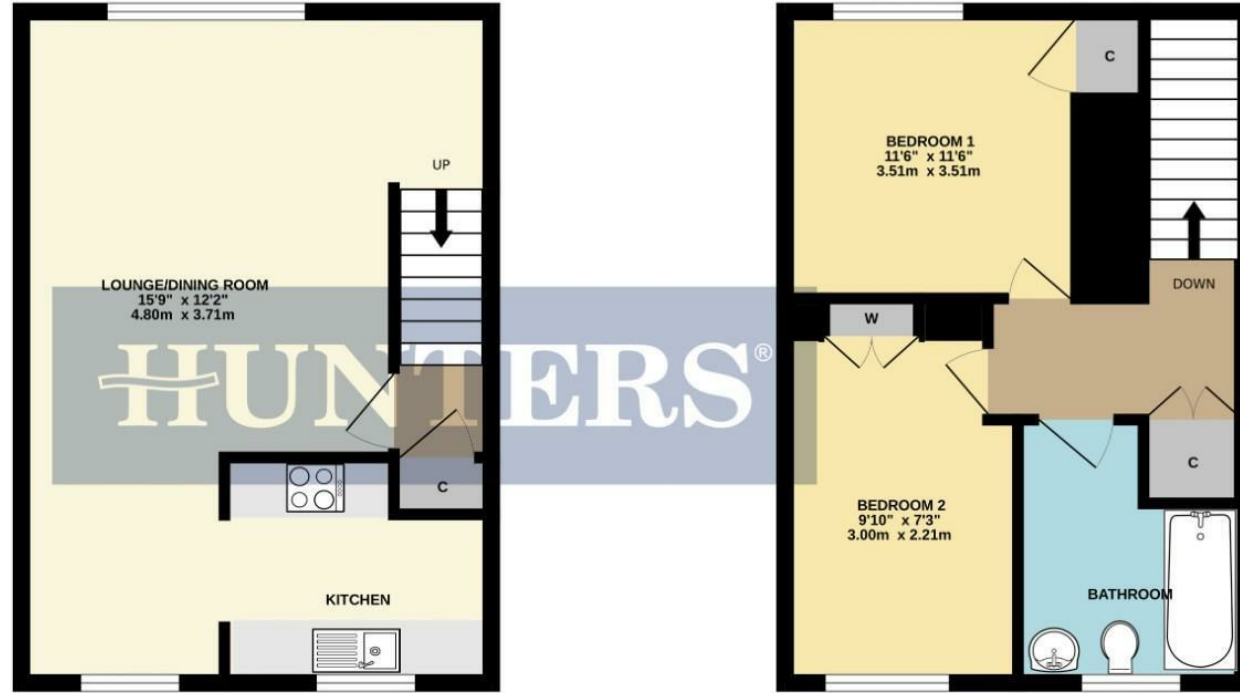
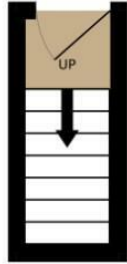
Communal garden to rear of property.



GROUND FLOOR

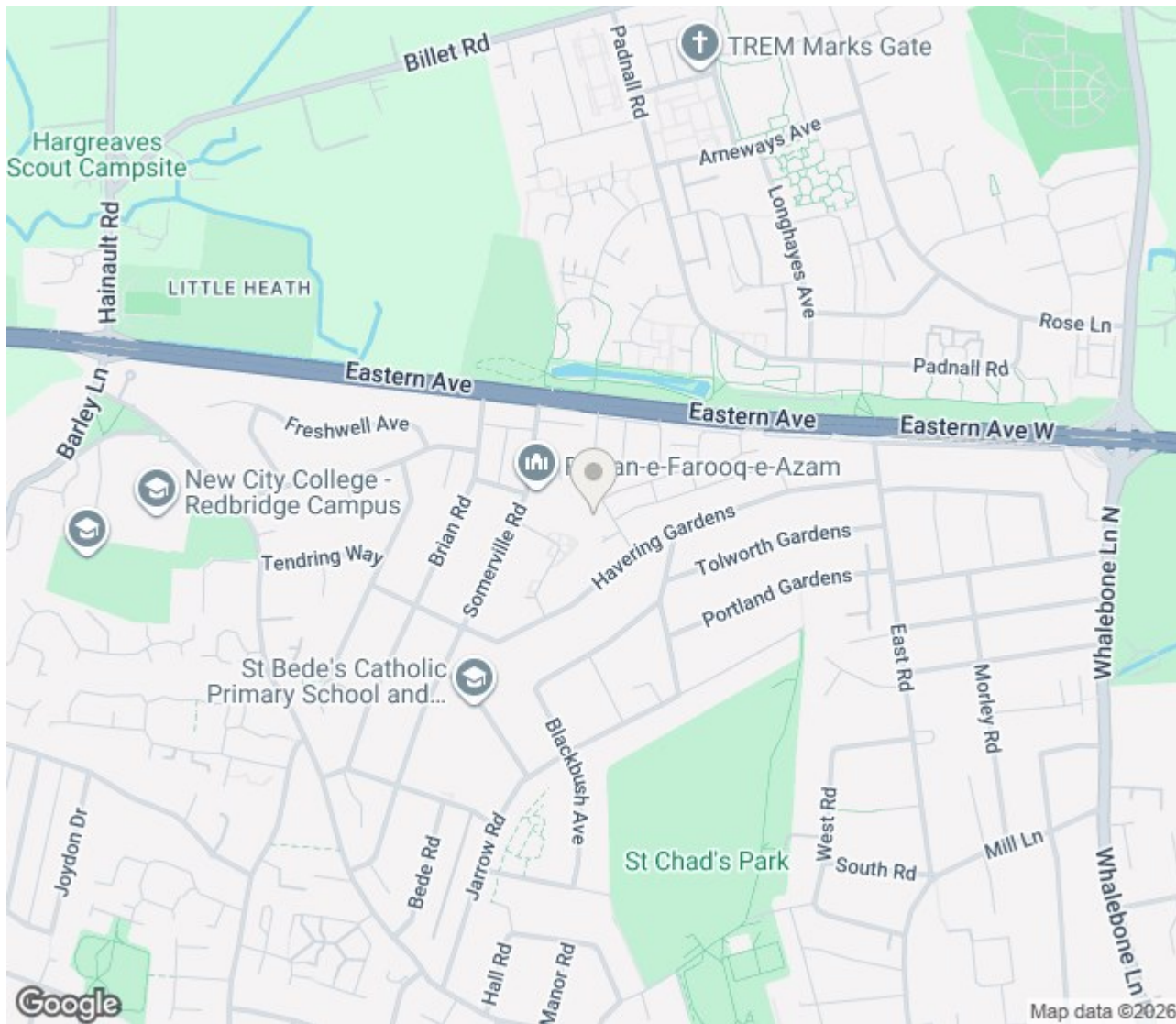
1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Thinking of Selling?

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.

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