

HUNTERS®

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Howell Close

Romford, RM6 5UL

Offers In Excess Of £260,000



Nestled in the desirable area of Howell Close, Chadwell Heath, this charming two-bedroom ground floor maisonette offers a perfect blend of comfort and convenience. Spanning an impressive 517 square feet, the property features a welcoming reception room that provides an ideal space for relaxation and entertaining.

The maisonette boasts two well-proportioned bedrooms, making it an excellent choice for first-time buyers or those seeking a buy-to-let investment. The separate kitchen is functional and ready for your culinary adventures, while the spacious rear garden presents a delightful outdoor retreat, perfect for enjoying sunny days or hosting gatherings.

Additionally, the property includes a garage ensuring that you have ample space for your needs. With a lease of 141 years remaining and a modest ground rent of just £60.00 per year, there are no service charges to worry about, making this an attractive option for potential buyers.

Situated within the Redbridge borough, this maisonette is chain-free, allowing for a smooth and straightforward purchase process. Whether you are looking to make your first step onto the property ladder or seeking a reliable investment opportunity, this maisonette in Chadwell Heath is not to be missed.



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Bedroom Two 12'4 x 9'5 (3.76m x 2.87m)

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HOWELL CL. ROMFORD

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LONDON • BIRMINGHAM • MANCHESTER

2

BEDROOM

1

BATHROOM

1

KITCHEN/DINER

TOTAL INTERNAL AREA:

48.09 SQ M / 517.53 SF*

FIGURE BASED ON COLLECT - 4/19/2017

Kitchen
12'4" x 8'0" max
(3.75m x 2.45m) max

Bedroom
12'4" x 9'5" max
(3.76m x 2.88m) max

Bedroom
12'4" x 8'0" max
(3.75m x 2.45m) max

Lounge/Diner
14'1" x 9'5" max
(4.30m x 2.88m) max

Bathroom

IN

GROUND FLOOR

*THE FLOOR PLAN HAS BEEN PRELIMINARILY PREPARED IN ACCORDANCE WITH BEST PRACTICE MARKETING STANDARDS. WHILE GREAT EFFORTS CAN BE MADE TO ENSURE ACCURACY, ALL DIMENSIONS, AREAS, AND LEVELS ARE APPROXIMATE AND OUR CLIENTS SHOULD CONSULT THE ARCHITECT FOR THE FINAL DESIGN DOCUMENTS.

VISUALS BY
LUXLENS.CO.UK

Energy Efficiency Rating

Very energy efficient - lower running costs

Rating	Current	Potential
12 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

EU Directive 2010/31/EC

England & Wales

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

Rating	Current	Potential
12 plus (A)		
(81-91) (B)		
(69-80) (C)		
(55-68) (D)		
(39-54) (E)		
(21-38) (F)		
(11-20) (G)		

Not environmentally friendly - higher CO₂ emissions

EU Directive 2010/31/EC

England & Wales

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