



Roxy Avenue, , Romford, RM6 4AZ

- THREE BEDROOM
- FIRST FLOOR BATHROOM
- EXTENDED KITCHEN
- OUTBUILDING
- THROUGH LOUNGE
- MID TERRACE HOUSE
- REDBRIDGE BOROUGH
- OFF STREET PARKING
- POPULAR LOCAION
- IDEAL FAMILY HOME

Offers In Excess Of £475,000



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DESCRIPTION

REDBRIDGE BOROUGH- Located on a prime road within the Redbridge Borough is this well presented extended three bedroom mid terrace house. Internally the property boasts a spacious through lounge, extended kitchen/diner, three bedrooms & family bathroom. The property further benefits from off street parking, rear garden & outbuilding to rear. An internal viewing is highly recommended.





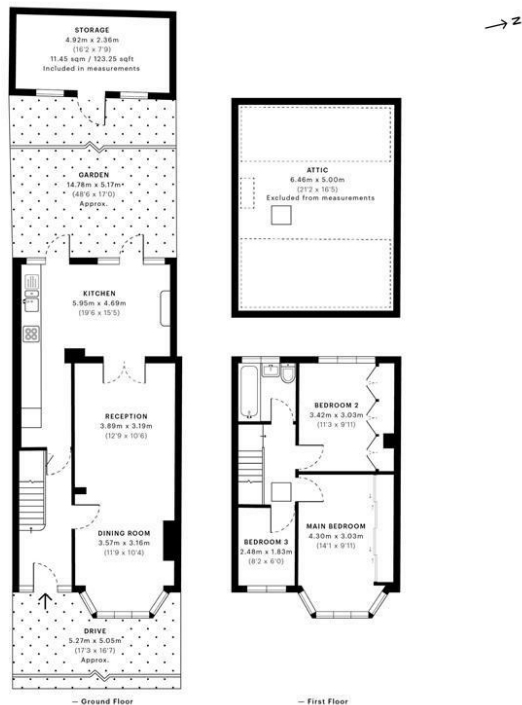


Roxy Avenue, RM6

CAPTURE DATE: 27/07/2022 LASER SCAN POINTS: 145,841,003

GROSS INTERNAL AREA

118.99 sqm / 1280.80 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
118.99 sqm / 1280.80 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features, includes windows, restricted head height
101.07 sqm / 1087.91 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
11.45 sqm / 123.25 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
20.42 sqm / 219.80 sqft

spec Verified
RICS Certified Property Measure

Spec: Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 1B RESIDENTIAL 118.99 sqm / 1272.08 sqft
IPMS 3C RESIDENTIAL 114.70 sqm / 1234.62 sqft

spec id: R216a7e0e7480e40d64f28423

Viewings

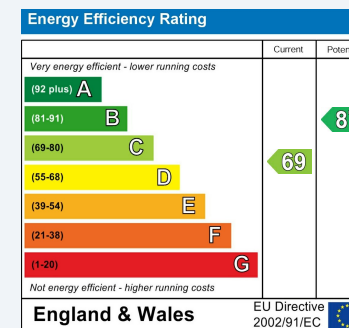
Please contact chadwell.heath@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

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.

