

# HUNTERS<sup>®</sup>

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## Grantham Gardens

Romford, RM6 6HJ

Offers In Excess Of £260,000



Nestled in the desirable area of Grantham Gardens, Chadwell Heath, this charming two-bedroom first-floor maisonette offers a perfect blend of comfort and convenience. Spanning an impressive 652 square feet, the property boasts a well-presented interior that is sure to appeal to both first-time buyers and seasoned investors alike.

Upon entering, you will find a welcoming reception room that provides a lovely space for relaxation and entertaining. The separate kitchen is functional and well-equipped, making meal preparation a delight. One of the standout features of this maisonette is the balcony, which offers a pleasant spot to enjoy your morning coffee or unwind in the evening.

The property also benefits from access to a large garden, providing ample outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. The two bedrooms are generously sized, ensuring comfort for all occupants.

In addition to its appealing features, the current owner is willing to extend the lease to an impressive 177 years upon completion, adding significant value to this property. Located in a sought-after area, you will find



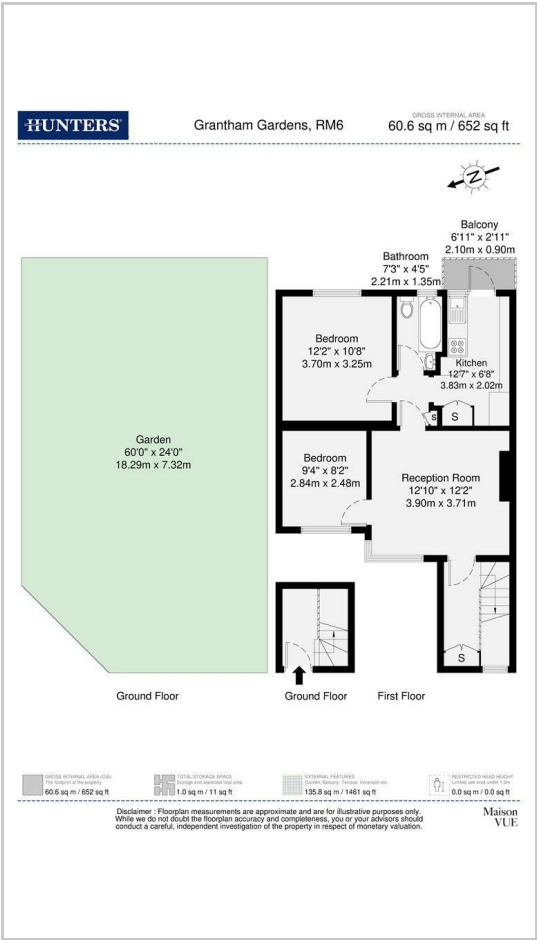


- Reception Room 12'10 x 12'2 (3.91m x 3.71m)
- Kitchen 12'7 x 6'8 (3.84m x 2.03m)
- Bedroom One 12'2 x 10'8 (3.71m x 3.25m)
- Bedroom Two 9'4 x 8'2 (2.84m x 2.49m)
- Bathroom 7'3 x 4'5 (2.21m x 1.35m)
- Garden 60'0 x 24'0 (18.29m x 7.32m)

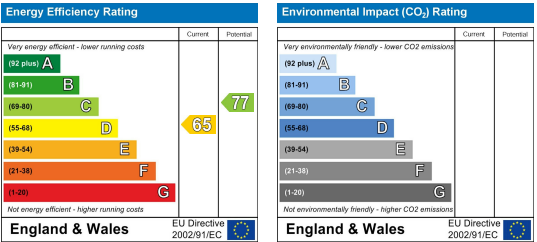
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.