



London Road, , Romford, RM7 9NU

- TWO/THREE BEDROOM
- SPACIOUS FRONT & BACK GARDEN
- GROUND FLOOR BATHROOM
- WELL PRESENTED
- IDEAL FIRST TIME PURCHASE OR INVESTMENT
- END OF TERRACE HOUSE
- CONSERVATORY
- OFF STREET PARKING FOR UPTO THREE CARS
- MODERN FITTED KITCHEN
- EASY ACCESS TO HIGH ROAD AND ALL LOCAL AMENITIES

Guide Price £375,000



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GUIDE PRICE £375,000- £400,000 Nestled on London Road in Romford, this charming two/three-bedroom end of terrace house offers a delightful blend of modern living and convenience. Built in 2002, the property spans an impressive 710 square feet and is presented in good condition, making it an ideal choice for first-time buyers or those seeking a buy-to-let investment.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere. The ground floor features a well-appointed bathroom, ensuring practicality for everyday living. The property boasts a lovely conservatory, which serves as a perfect space for relaxation or entertaining guests, allowing natural light to flood in.



The house is complemented by both front and rear spacious gardens, providing ample outdoor space for gardening enthusiasts or for children to play. Additionally, off-street parking is available for up to three cars, a rare find in this bustling area.

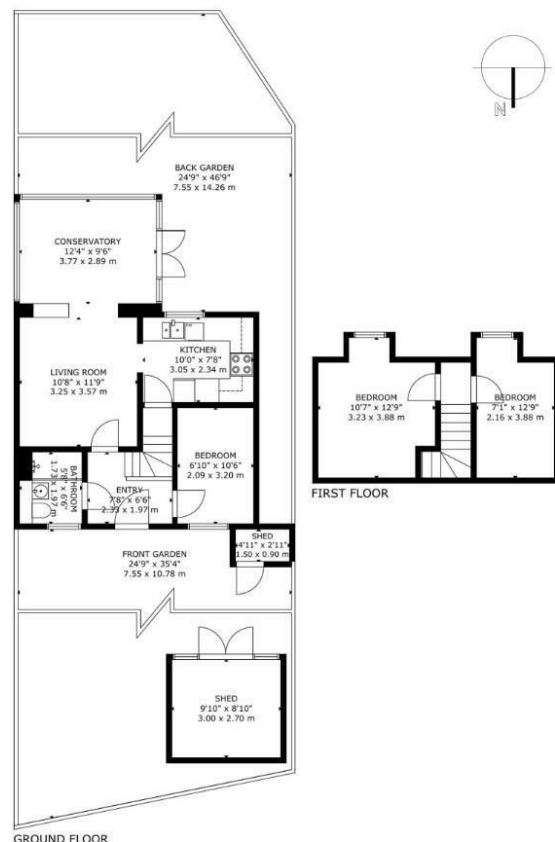
Conveniently located, the property offers easy access to the High Road and all local amenities, ensuring that shops, restaurants, and transport links are just a stone's throw away. This home is not only a comfortable living space but also a strategic investment opportunity in a thriving community. Don't miss the chance to make this delightful property your own.



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Hallway	Conservatory	Bedroom One	Front Garden
Living Room	12'4 x 9'6	12'9 x 10'7	35'4 x 24'9
Kitchen	Ground Floor Bathroom	Bedroom Two	
10'0 x 7'8	6'6 x 5'8	12'9 x 7'1	
	Second Reception/third bedroom	Rear Garden	
	10'6 x 6'10	46'9 x 24'9	



GROSS INTERNAL AREA
TOTAL: 71 m²/768 sq ft
GROUND FLOOR: 49 m²/527 sq ft, FIRST FLOOR: 22 m²/241 sq ft
EXCLUDED AREA: SHED: 9 m²/102 sq ft, GARDEN: 74 m²/795 sq ft, BARN: 97 m²/1,042 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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.

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		
England & Wales	EU Directive 2002/91/EC	

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.



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