



Brian Road, , Romford, RM6 5BS

- THREE BEDROOM
- OFF STREET PARKING
- SIZEABLE REAR GARDEN
- LONDON BOROUGH OF REDBIRDGE
- GREAT TRANSPORT LINKS

- MID TERRACE HOME
- WELL MAINTAINED
- POPULAR RESIDENTIAL LOCATION
- WEALTH OF NEARBY AMENITIES
- REAR ACCESS TO PROPERTY

Offers In Excess Of £425,000



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A captivating three bedroom terraced home that promises to be your next sanctuary! Step inside to find a beautifully maintained interior featuring a large reception room, three generous bedrooms, and a well kept, modern family bathroom.

Set in a highly desirable residential area, this property boasts off-street parking, a spacious rear garden offering the perfect space for relaxation and entertaining, complemented by a stylish brick conservatory to the rear that adds an air of elegance.

Whether you're searching for a spacious family home or a clever buy to let investment, this house certainly fits the bill.

Don't let this opportunity slip away – make this charming property yours today!



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FRONT GARDEN
21'8" x 19'8"

CONSERVATORY
10'7" x 9'4"

BEDROOM 3
6'3" x 11'2"

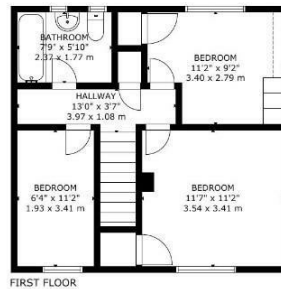
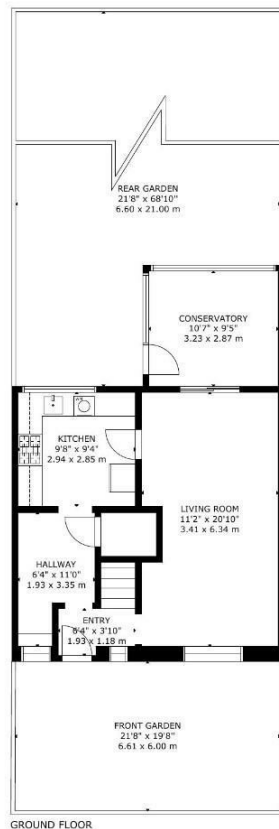
LIVING ROOM
11'2" x 20'9"

BEDROOM 1
11'7" x 11'2"

BATHROOM
7'9" x 5'9"

KITCHEN
9'7" x 9'4"

BEDROOM 2
11'1" x 9'1"



GROSS INTERNAL AREA
 TOTAL: 93 m²/1,007 sq.ft
 GROUND FLOOR: 51 m²/551 sq.ft. FIRST FLOOR: 42 m²/456 sq.ft
 EXCLUDED AREAS: FRONT GARDEN: 25 m²/264 sq.ft, REAR GARDEN: 51 m²/552 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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			85
(69-80) C			
(55-68) D		66	
(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.

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.



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