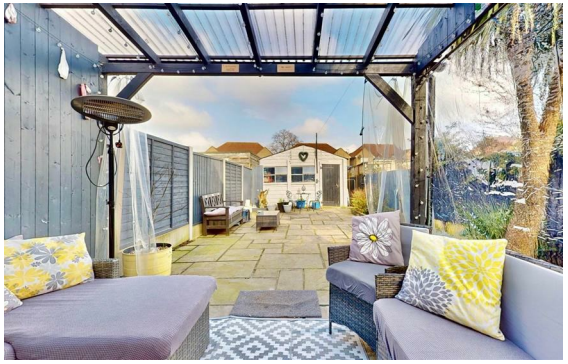








Eric Road, , Romford, RM6 6JH

- THREE BEDROOM
- VICTORIAN
- FIRST FLOOR BATHROOM
- GARAGE TO REAR
- EASY ACCESS TO CHADWELL HEATH STATION
- MID TERRACE HOUSE
- TWO SPACIOUS RECEPTION ROOMS
- KITCHEN/DINER
- HIGH ROAD LOCATION
- IDEAL FAMILY HOME

Offers In The Region Of £475,000

HUNTERS®
HERE TO GET *you* THERE

Eric Road, , Romford, RM6 6JH







STATION LOCATION- Located in a much sought after location offering easy access to all local amenities the High Road has to offer including Chadwell Heath Station (Crossrail) is larger than average three bedroom mid terrace Victorian house. Internally the property boasts two spacious reception rooms, kitchen/diner, three good size bedrooms and first floor bathroom. The property further benefits from a good garden and garage to rear making it an ideal family home.



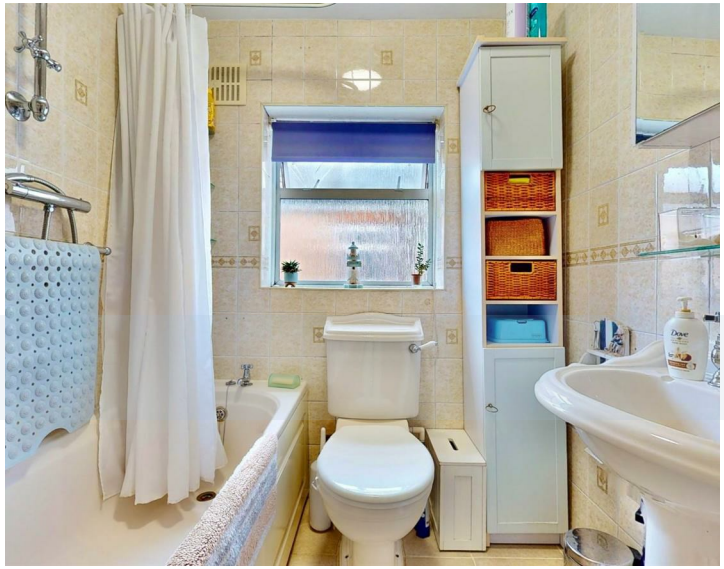


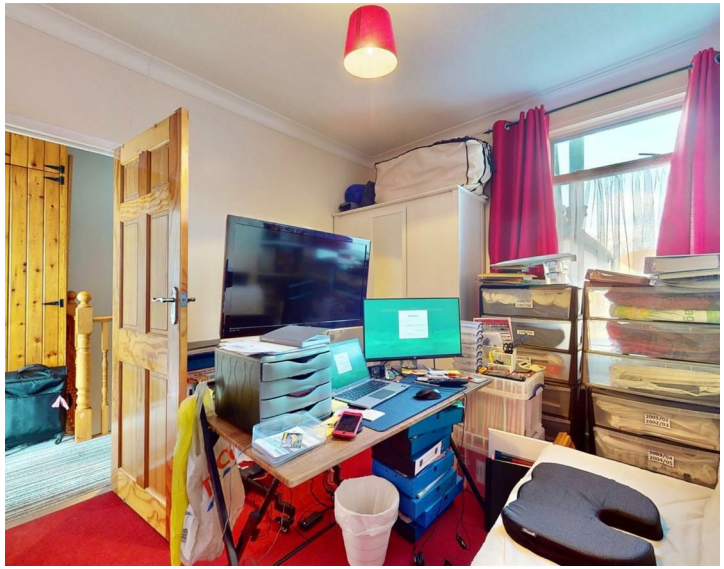




Eric Road, , Romford, RM6 6JH





Lounge
13'8 x 12'0

Kitchen
11'0 x 10'10

Dining Room
17'10 x 9'11

Bedroom One
16'3 x 13'2

Bedroom Two
11'3 x 10'1

Bedroom Three
11'6 x 10'8

First Floor Bathroom
6'9 x 5'9

Garage
20'4 x 11'6

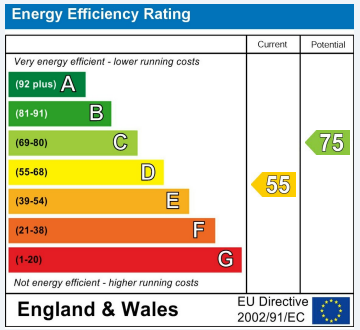


GROSS INTERNAL AREA
TOTAL: 105 m²/1,129 sq ft
GROUND FLOOR: 52 m²/564 sq ft, FIRST FLOOR: 53 m²/565 sq ft
EXCLUDED AREAS: FRONT GARDEN: 15 m²/158 sq ft, REAR GARDEN: 99 m²/1,065 sq ft, SHED: 22 m²/234 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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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.

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.

The Property Ombudsman

6 Tudor Parade, Chadwell Heath, RM6 6PS
Tel: 020 8150 6001 Email: chadwell.heath@hunters.com https://www.hunters.com

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