











# Hawkridge Close, , Romford, RM6 4NR

- TWO BEDROOM
- GROUND & FIRST FLOOR
- SPACIOUS RECEPTION ROOM
- LONG LEASE OF 937 YEARS REMAINING
- GARAGE
- SPLIT LEVEL MASIONETTE
- SEPERATE KITCHEN
- COMMUNAL GARDENS
- CHAIN FREE
- IDEAL FIRST TIME PURCHASE OR INVESTMENT

## £245,000

HUNTERS®
HERE TO GET *you* THERE

# Hawkridge Close, , Romford, RM6 4NR







Nestled in the desirable area of Hawkridge Close, Chadwell Heath, this charming two-bedroom split-level maisonette offers a wonderful opportunity for both first-time buyers and investors alike. Spanning an impressive 786 square feet, the property boasts a spacious reception room that invites natural light, creating a warm and welcoming atmosphere.

The maisonette features two well-proportioned bedrooms, providing ample space for relaxation and rest. The bathroom is conveniently located, catering to the needs of modern living. With a long lease of 937 years remaining, this property presents a secure investment for the future.

While the maisonette is in need of some work, it offers a blank canvas for those looking to personalise their home to their taste. The communal gardens provide a lovely outdoor space, perfect for enjoying the fresh air or socialising with neighbours. Additionally, the property includes a garage adding to the convenience of urban living.

Being chain-free, this maisonette is ready for a swift transaction, making it an ideal choice for those eager to move in without delay. Situated in a sought-after location, it is well-connected to local amenities and transport links, ensuring that everything you need is within easy reach.

In summary, this two-bedroom maisonette is a fantastic opportunity for anyone looking to enter the property market or expand their investment portfolio. With its spacious layout, long lease, and potential for improvement, it is a property not to be missed.









# Hawkridge Close, , Romford, RM6 4NR













Lounge
24'0 x 16'5

Kitchen
9'11 x 7'10

Bedroom
16'5 x 10'5

Bedroom
11'1 x 10'4

Bathroom




## Viewings

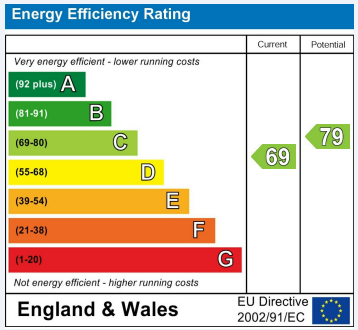
Please contact chadwell.heath@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

## 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.

The Property Ombudsman

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

HUNTERS®
HERE TO GET *you* THERE