



## Warren Terrace, , Romford, RM6 5SB

- THREE BEDROOM
- TWO RECEPTION ROOMS
- GARAGE
- CHAIN FREE
- EASY ACCESS TO A12
- SEMI DETACHED HOUSE
- SPACIOUS CONSERVATORY
- FIRST FLOOR BATHROOM
- SPACIOUS REAR GARDEN
- IDEAL FIRST TIME PURCHASE OR BUY TO LET INVESTMENT

**Offers In Excess Of £450,000**



# Warren Terrace, , Romford, RM6 5SB

## DESCRIPTION

CHAIN FREE- This three bedroom semi detached house is located within close proximity to the A12 offering easy access to Newbury Station. Internally the property benefits from two reception rooms, spacious conservatory, first floor bathroom and three good size bedrooms. The property further benefits from a garage accessed via a shared drive, spacious rear garden and front garden. The property is offered to the market chain free and would make an ideal family home or buy to let investment.





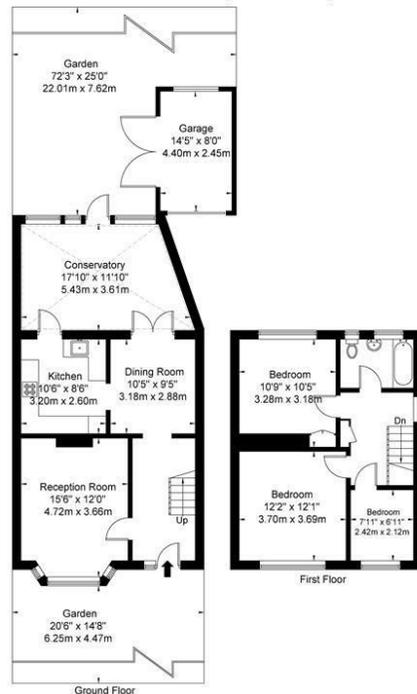
# Warren Terrace, Eastern Avenue West

## Romford RM6 5SB

Approx Gross Internal Area = 111.4 sq m / 1199 sq ft

Garage = 9.9 sq m / 106 sq ft

Total = 121.3 sq m / 1305 sq ft



Ref

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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### Viewings

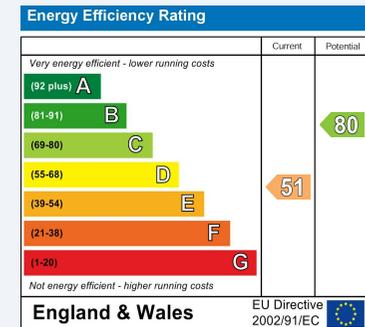
Please contact [chadwell.heath@hunters.com](mailto:chadwell.heath@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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