



## Gregory Road, , Romford, RM6 5JJ

- TWO DOUBLE BEDROOMS
- CHAIN FREE
- GREAT LOCAL AMENITIES
- EASY ACCESS TO A12
- INTERNAL VIEWING HIGHLY ENCOURAGED
- MID TERRACE
- FIRST FLOOR BATHROOM
- LONDON BOROUGH OF BARKING AND DAGENHAM
- GREAT STARTER HOME OR BUY TO LET INVESTMENT

**Guide Price £320,000**

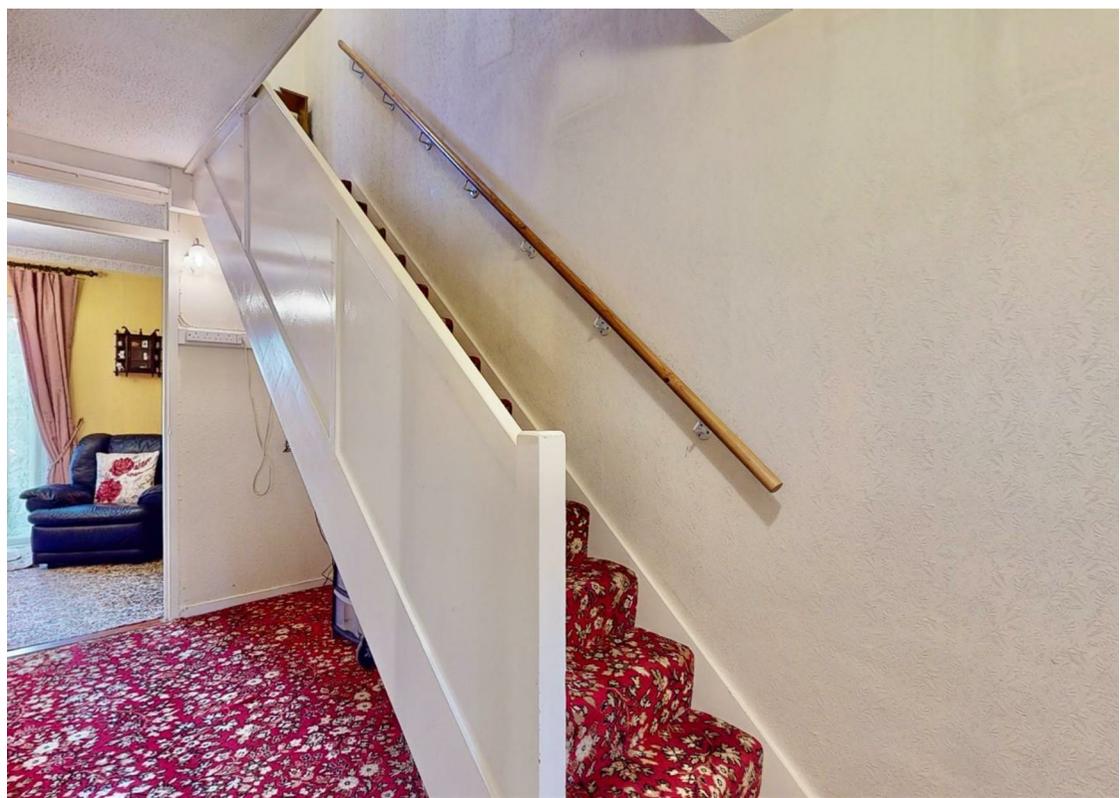
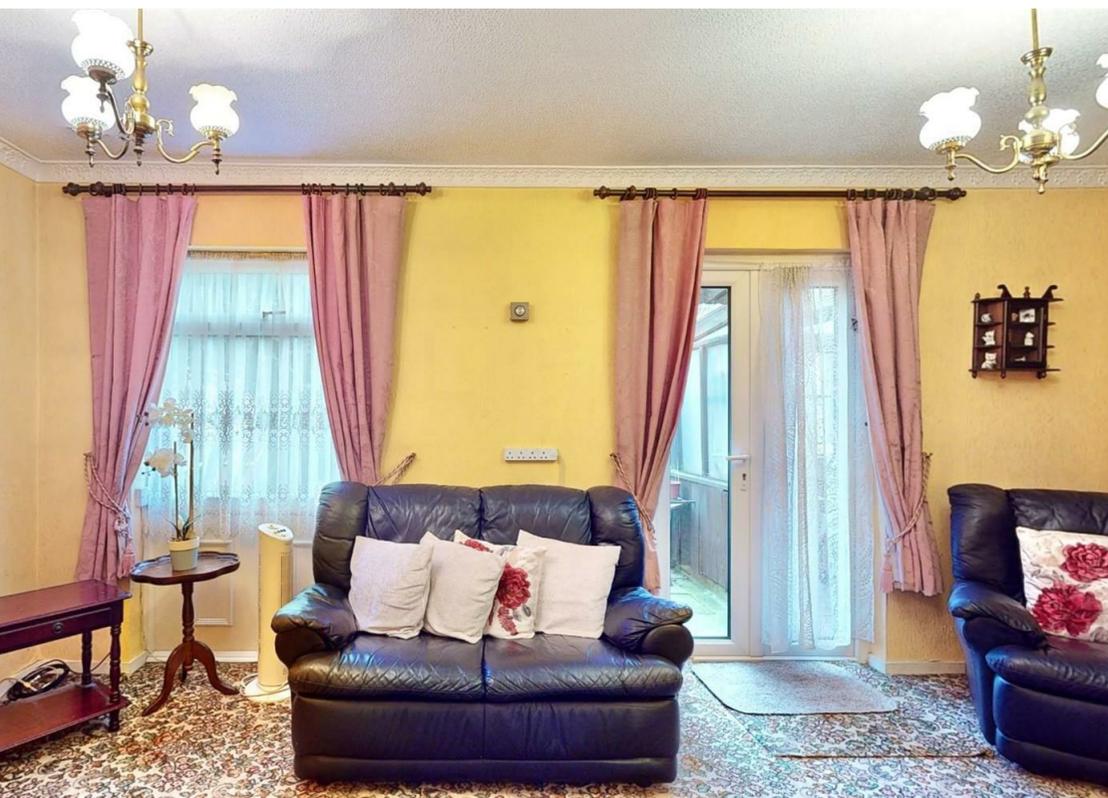
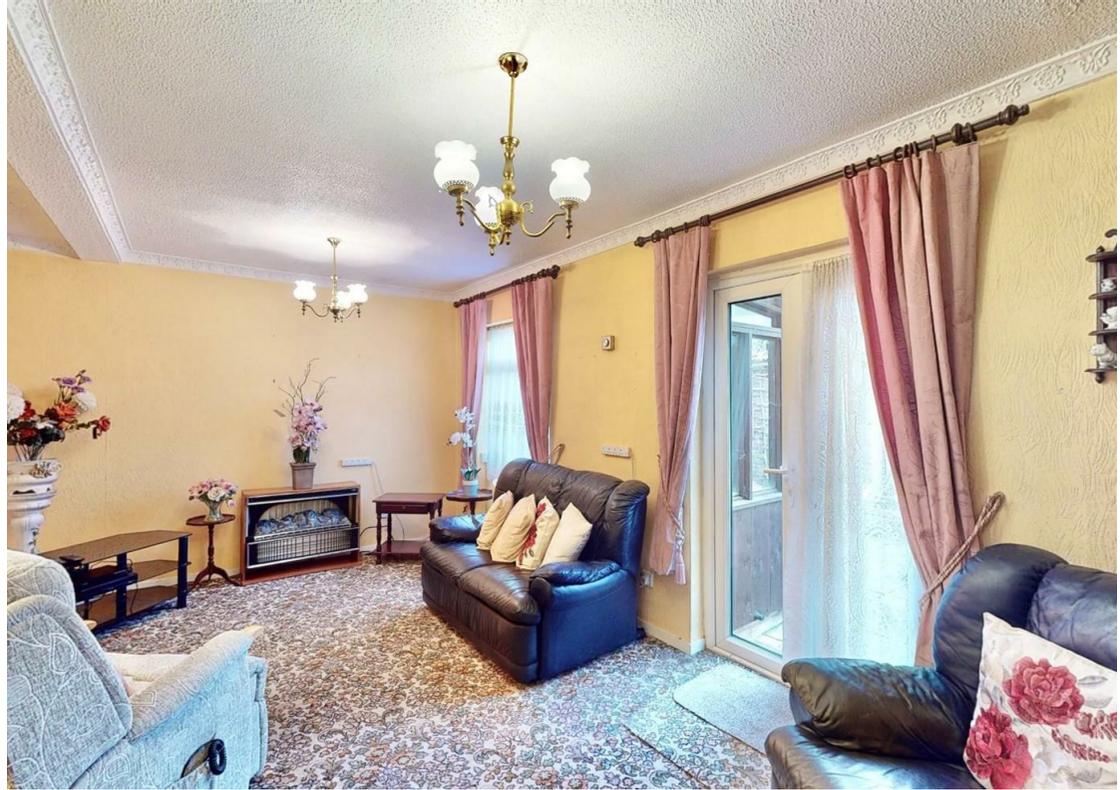


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## DESCRIPTION

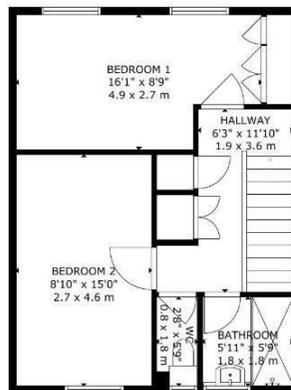
GUIDE PRICE: £320,000 - £340,000 - CHAIN FREE! - Situated in the Marks Gate area of Chadwell Heath is this two bedroom mid terrace house. Internally the property boasts bright and airy living accommodation throughout and comprises a sizeable reception room, separate kitchen and two double bedrooms with a first floor bathroom. The property is within walking distance to a wealth of local amenities and offers convenient bus routes to Chadwell Heath Station (Elizabeth Line) and Central Line via Newbury Park Station. An internal viewing is highly encouraged.







GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA  
TOTAL: 83 m<sup>2</sup>/884 sq ft  
GROUND FLOOR: 42 m<sup>2</sup>/448 sq ft, FIRST FLOOR: 41 m<sup>2</sup>/436 sq ft  
EXCLUDED AREA: PORCH: 2 m<sup>2</sup>/26 sq ft, GARDEN: 35 m<sup>2</sup>/381 sq ft  
SHED: 2 m<sup>2</sup>/26 sq ft, CONSERVATORY: 3 m<sup>2</sup>/31 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



### Viewings

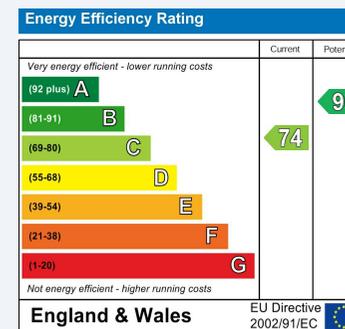
Please contact [chadwell.heath@hunters.com](mailto:chadwell.heath@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

