



## Woodrush Way, , Romford, RM6 5BL

- THREE BEDROOM
- EXTENDED KITCHEN
- GROUND FLOOR W.C
- SPACIOUS GARDEN
- WELL PRESENTED

- END OF TERRACE HOUSE
- FIRST FLOOR BATHROOM
- GARAGE TO REAR
- CORNER PLOT
- IDEAL FAMILY HOME OR INVESTMENT

**Offers In Excess Of £425,000**

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Nestled in the desirable area of Woodrush Way, Chadwell Heath, this charming three-bedroom end of terrace house presents an excellent opportunity for both families and investors alike. Set on a generous corner plot, the property boasts significant potential for expansion, with the possibility of a double-storey and rear extension, subject to planning permission.

Upon entering, you are welcomed into a bright and airy through lounge, perfect for both relaxation and entertaining. The spacious extended kitchen offers ample room for culinary pursuits and family gatherings. The first floor features a well-appointed bathroom, while a convenient ground floor W.C. adds to the practicality of the home.

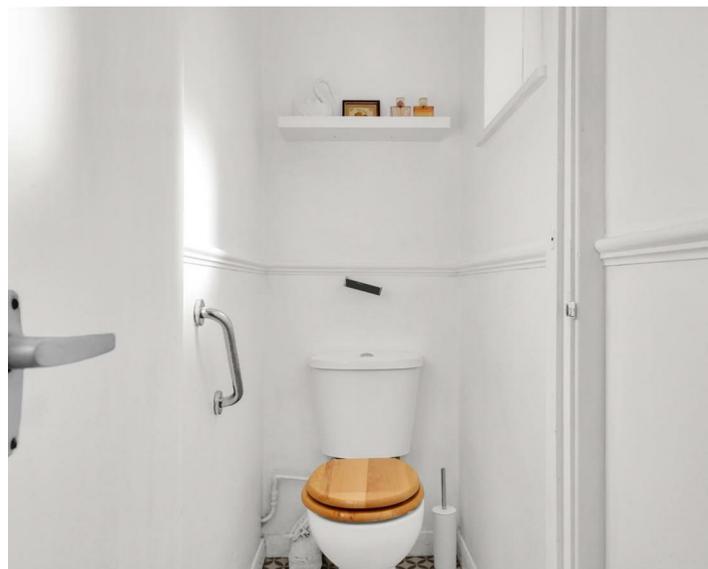


The property is well presented throughout, making it an ideal family residence or a lucrative buy-to-let investment. Additionally, the large garage at the rear provides valuable storage space or the potential for further development.

Parking is available via the garage at the rear, ensuring ease of access. The location offers excellent connectivity, with easy access to the A12 and the vibrant Romford town centre, which is just a short distance away. This home truly combines comfort, convenience, and potential, making it a must-see for anyone looking to settle in this thriving community.



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Reception Room  
24'10 x 14'11

Bedroom Two  
9'5 x 8'4

Garden  
46'7 x 28'8

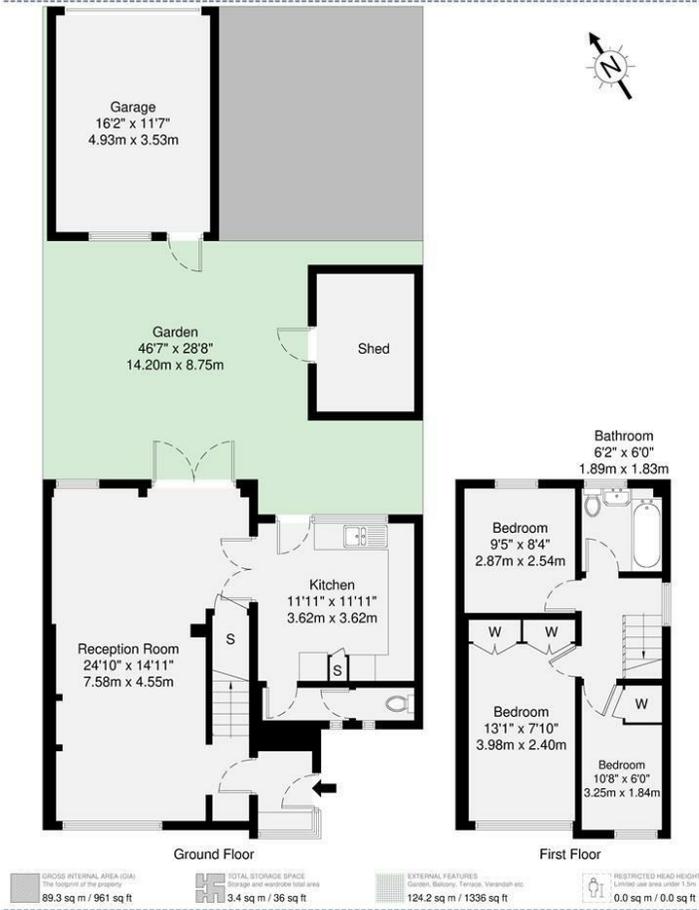
Kitchen  
11'11 x 11'11

Bedroom Three  
10'8 x 6'0

Garage  
16'2 x 11'7

Bedroom One  
13'1 x 7'10

First Floor Bathroom  
6'2 x 6'0



Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE

**Viewings**

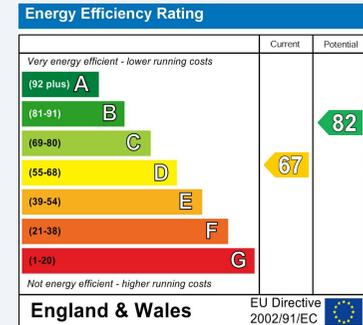
Please contact [chadwell.heath@hunters.com](mailto:chadwell.heath@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**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.