

DURDEN & HUNT

INTERNATIONAL



Richmond Road, Romford RM1

Offers In Excess Of £390,000

- Vibrant Location
- Good Sized Garden
- Downstairs Shower Room
- Excellent Transport Links
- Spacious Through Lounge
- Two Double Bedrooms
- Garage And Off Road Parking
- Modern Galley Style Kitchen
- Integrated Kitchen Appliances

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Council Tax Band: C



This attractive end of terrace home offers well presented accommodation ideal for first time buyers, downsizers, or investors.

The ground floor features a spacious through lounge with defined living and dining areas, perfect for entertaining or relaxing. A modern galley style kitchen comes complete with integrated appliances, and a sleek, contemporary shower room is conveniently located on the ground floor.

Upstairs, you'll find two good sized bedrooms, offering comfortable living space. Outside, enjoy a private rear garden with a patio and lawn, ideal for summer gatherings. A detached garage and off road parking are located at the rear of the property, adding valuable convenience. The current owner notes that the garage is equipped with a power supply, making it a versatile space, ideal for use as a workshop or other functional purposes.

Ideally located for the A124 and A125 which both provide strong road connectivity, while commuters can take advantage of Romford Station's Elizabeth and Liberty Lines and Overground. A wide range of local amenities are available in the area, including shops, restaurants, and leisure facilities, offering everything needed for day to day living and recreation. Oldchurch Park and Hylands Park offer ample space for children to play and to enjoy outdoor walks.

Contact Durden & Hunt for a viewing!

Council Band C Havering

Consumer Protection from Unfair Trading Regulations 2008.
Misrepresentations Act 1967. Property Misdescriptions Act 1991.

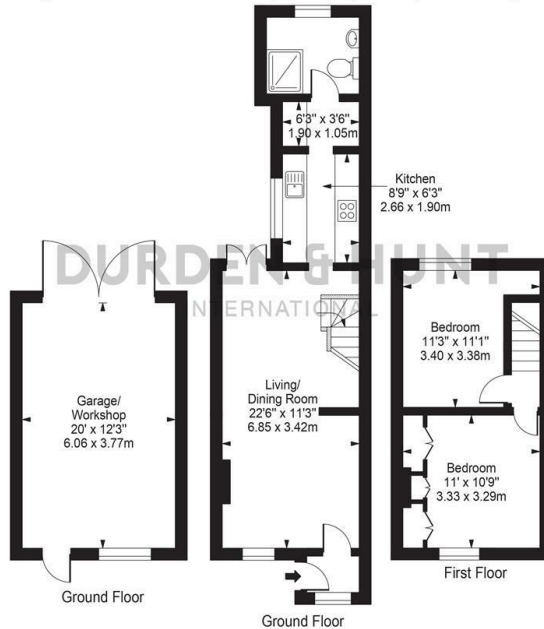
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Richmond Road
 Approx. Total Internal Area 903 Sq Ft - 83.93 Sq M
 (Including Garage/ Workshop)
 Approx. Gross Internal Area Of Garage/ Workshop 246 Sq Ft - 22.85 Sq M



For Illustration Purposes Only - Not To Scale

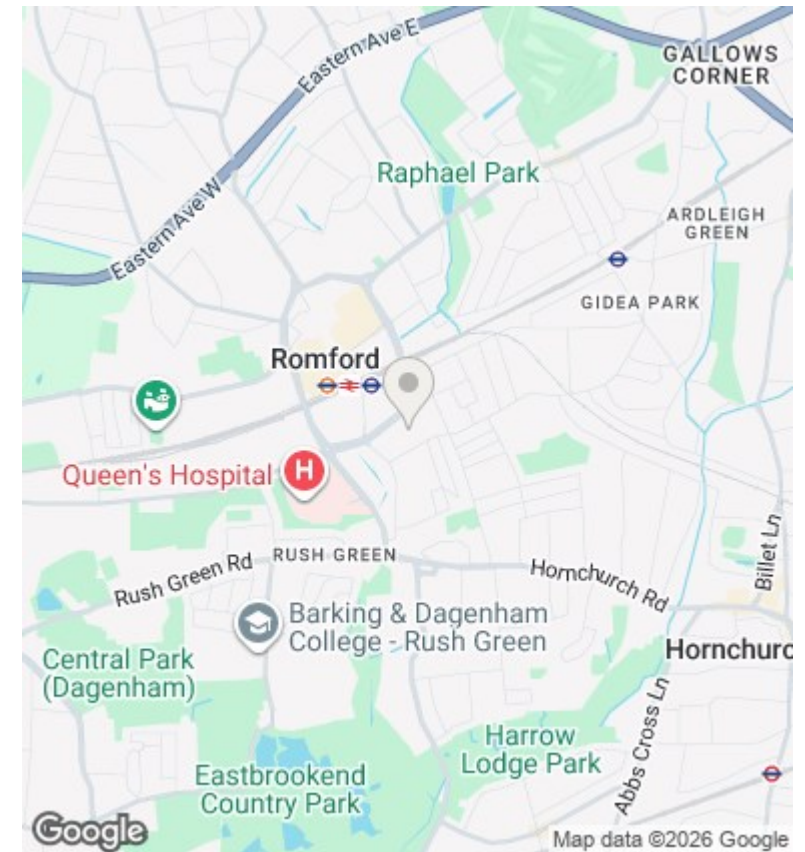
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
 Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Viewings

Viewings by arrangement only. Call 01708 202 777 to make an appointment.

Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		