



Romford Guide Price £600,000-£625,000

ESTABLISHED 1894
**Hilbery
Chaplin**



The Property

The Property

This attractive Victorian semi-detached home offers generous proportions and charming period character, with the high ceilings and spacious room sizes that are so typical of the era. The accommodation is both versatile and well laid out, beginning with a welcoming reception hall that leads through to a comfortable living room, a separate dining room ideal for entertaining, and a bright morning room. The property also benefits from a spacious fitted kitchen, providing ample storage and workspace, along with the convenience of a ground floor cloakroom.

The first floor offers four well-proportioned bedrooms, providing flexible space for families, guests, or home working, alongside a family bathroom. Externally, the home continues to impress with an established rear garden, perfect for relaxing or outdoor dining, while to the front there is a driveway offering valuable off-street parking. Overall, this is a characterful and spacious home with excellent potential to suit a variety of lifestyles.

Council Tax Band D

E.P.C. rating D

A Charming Four Bedroom Victorian Style Home In The Heart Of Romford.

FOR FURTHER DETAILS AND TO ARRANGE A VIEWING CALL: 01708 457916

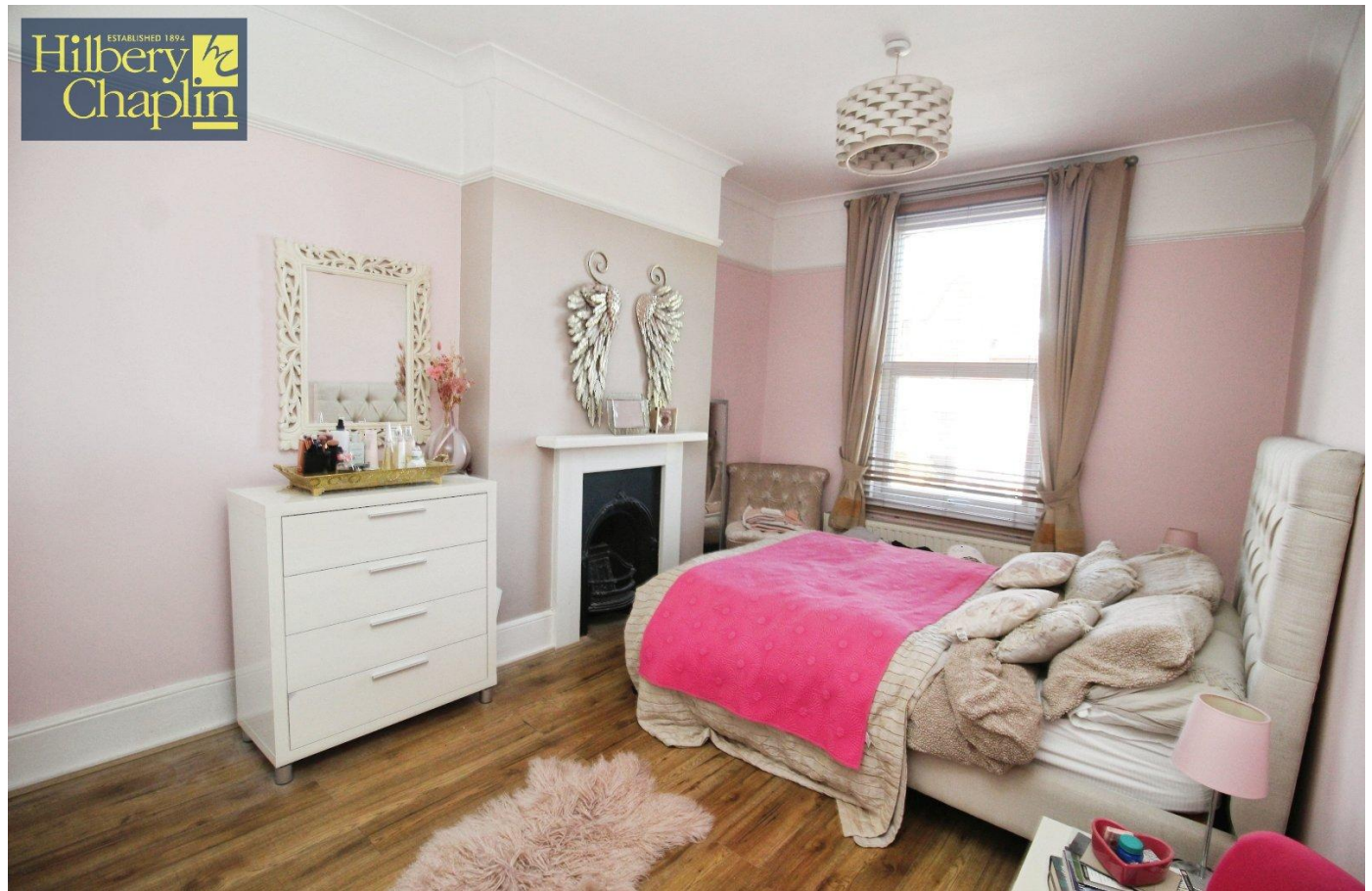


Location

In the heart of Romford, this property enjoys a truly central and well connected location, ideal for both commuters and families alike. Romford benefits from excellent transport links, with Elizabeth line services providing fast and convenient access into Central London, making journeys to key destinations such as Liverpool Street and beyond both quick and comfortable. In addition, there are numerous bus routes and easy road connections, ensuring seamless travel across the wider area.

The property is perfectly positioned to take advantage of Romford's vibrant town centre, which offers a wide selection of shops, restaurants, and everyday amenities, including the popular Liberty Shopping Centre. Families will appreciate the variety of well regarded local schools within easy reach, while those who enjoy outdoor space can explore nearby green areas such as Raphael Park, providing a peaceful retreat for walks, recreation, and leisure. This combination of convenience, connectivity, and community makes Western Road a highly desirable place to call home.

www.hilberychaplin.com





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

PLEASE NOTE : Hilbery Chaplin, for themselves and for the vendors or lessors of this property give notice that : (1) These particulars do not constitute any part of an offer or a contract; (2) All descriptions, dimensions and other particulars are given only to present a fair overall view and, whilst believed to be correct, any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No person in the employment of Hilbery Chaplin has any authority to make or give any representation or warranty, whatever, in relation to this property; (4) We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise; (5) Fixtures and fittings mentioned may not be included if an offer is accepted; (6) No enquiries have been made relating to Town Planning or Building Regulation Approval.

Hilbery ESTABLISHED 1894
Chaplin

Tel: 01708 457916
hornchurch@hilberychaplin.co.uk