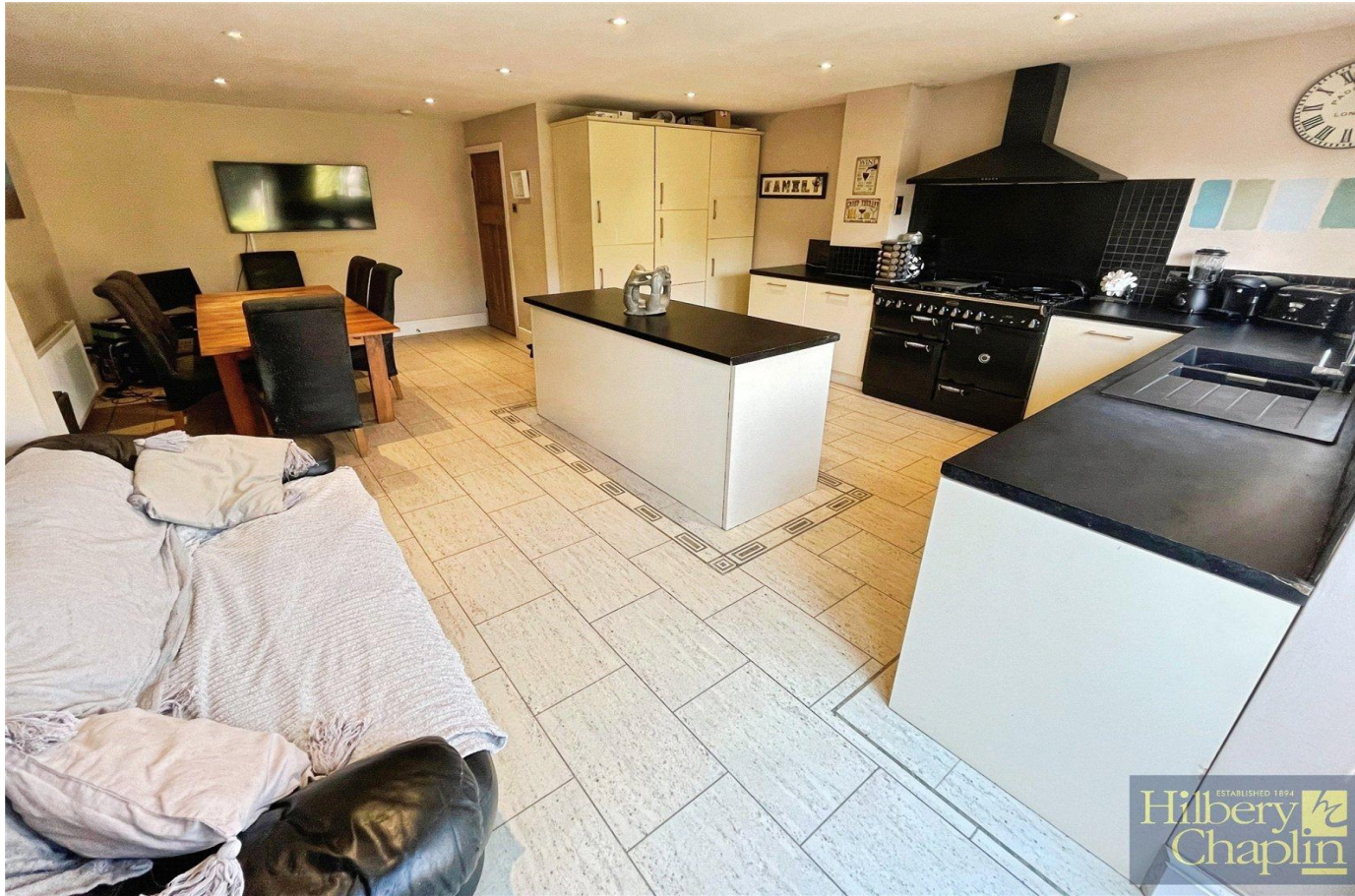




Romford Guide Price £440,000-£450,000

ESTABLISHED 1894
Hilbery
Chaplin



Situated within a cul-de-sac in a popular Romford location, this attractive three-bedroom 1930s extended terraced home offers well-presented and spacious accommodation, ideal for families.

Internally, the ground floor comprises a welcoming entrance hallway, a convenient ground floor W.C., and a bright living room positioned at the front of the property. To the rear, the home features an impressive extended fitted kitchen/family room, creating a superb open-plan space perfect for modern living and entertaining, with views and access onto the garden.

Upstairs, there are three well-proportioned bedrooms along with a contemporary shower room. Additional benefits include double glazing and gas central heating throughout. The property also benefits from off-street parking to the front and a pleasant rear garden.

This home is ideally located for local amenities, schools, and transport links, making it a fantastic opportunity for buyers seeking a comfortable and conveniently situated family home.

E.P.C. rating D Council Tax Band C

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

An Extended Terraced House Situated Within A Cul-De-Sac Location!

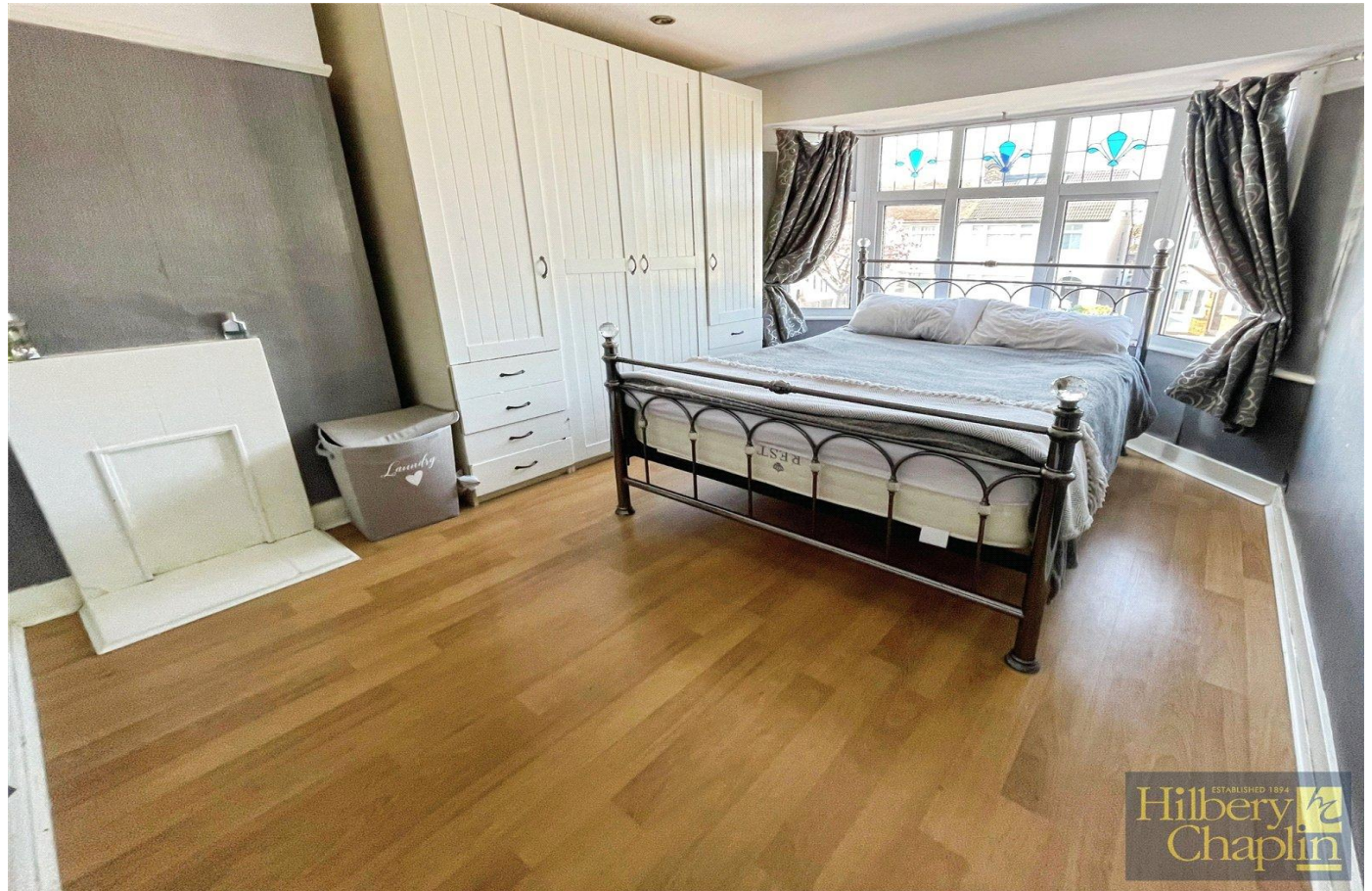


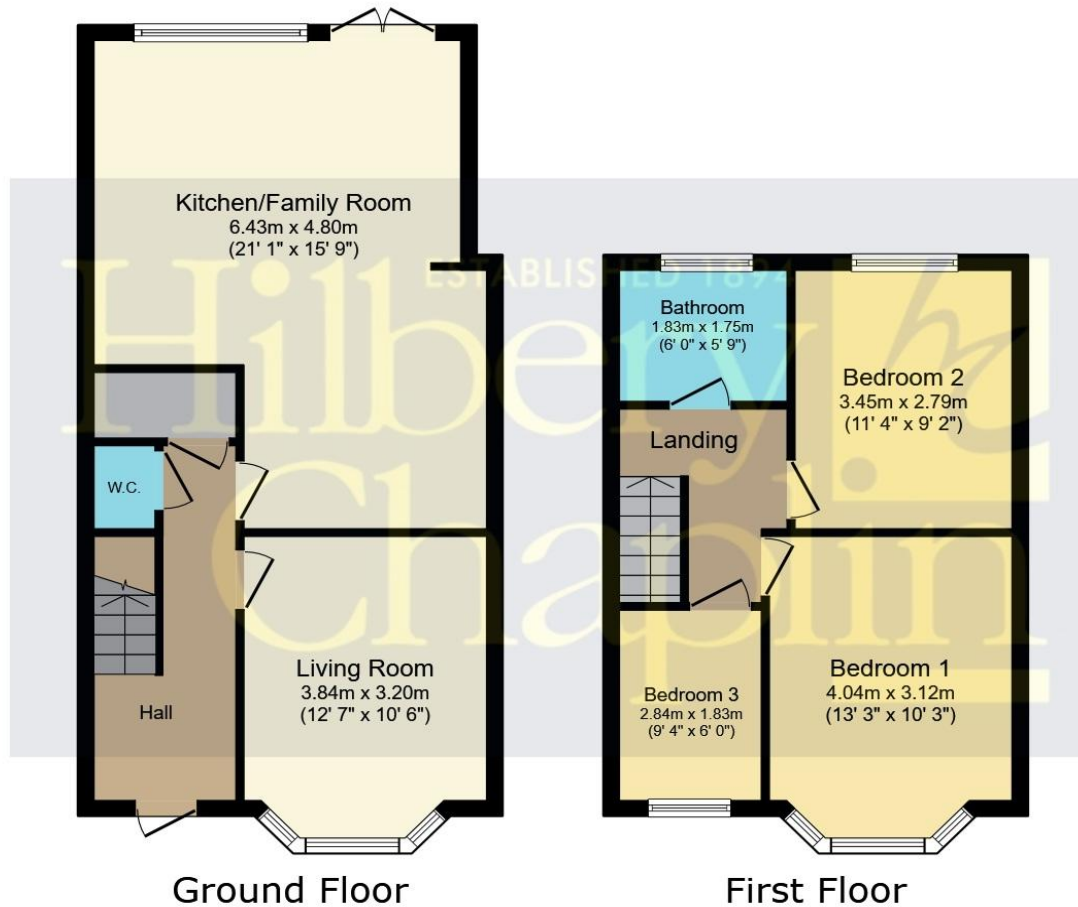
Location

Romford is a large town lying to the east of London, approximately 14 miles northeast of Charing Cross and offers excellent links for the Elizabeth Line, together with easy access to both the A12 and M25.

Historically, Romford was a market town in Essex and over more recent times has significantly expanded and offers extensive retail, entertainment, and leisure facilities, all close to hand.

In addition, there are good green areas close by with local parks such as Ralphael Park with its lake and restaurant and the advantage of Romford Golf Club in addition to the well-known David Lloyd Sports centre and a recently opened swimming pool complex.





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		76 C
55-68	D	63 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 Chaplin ESTABLISHED 1894

Tel: 01708 457916
hornchurch@hilberychaplin.co.uk