



Marlborough Road, Romford Guide Price £475,000-£500,000

ESTABLISHED 1894
**Hilbery
Chaplin**



A much improved and extended Victorian semi with stunning kitchen breakfast family room!

Situated on the ever-popular Marlborough Road in Romford, this charming Victorian home seamlessly combines period character with stylish contemporary living. Beautifully enhanced in recent years, the property has been thoughtfully extended to the rear, creating a truly stunning open-plan kitchen, breakfast and family room with a vaulted ceiling which floods the room with natural light. This impressive space is undoubtedly the heart of the home, featuring beautiful fitted units and bi-fold doors that open onto the patio and rear garden, effortlessly blending indoor and outdoor living.

The ground floor also offers a welcoming living room and a separate sitting room, providing versatile accommodation for both relaxation and entertaining.

On the first floor are two well-proportioned bedrooms, complemented by a spacious family bathroom. A thoughtfully converted loft provides a superb principal bedroom complete with an en-suite WC, while a Juliette balcony enjoys delightful views over the rear garden.

Further benefits include off-street parking to the front, double glazing and gas central heating throughout. Combining timeless Victorian charm with modern family-friendly accommodation, this is a home that exudes warmth, comfort and style, making it an ideal choice for growing families.

E.P.C. rating

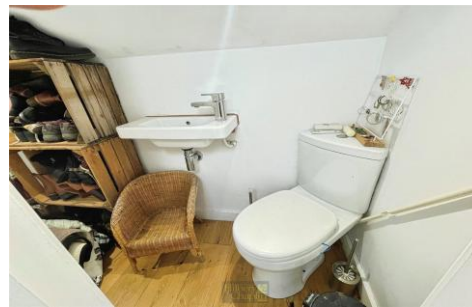
Council Tax Band D

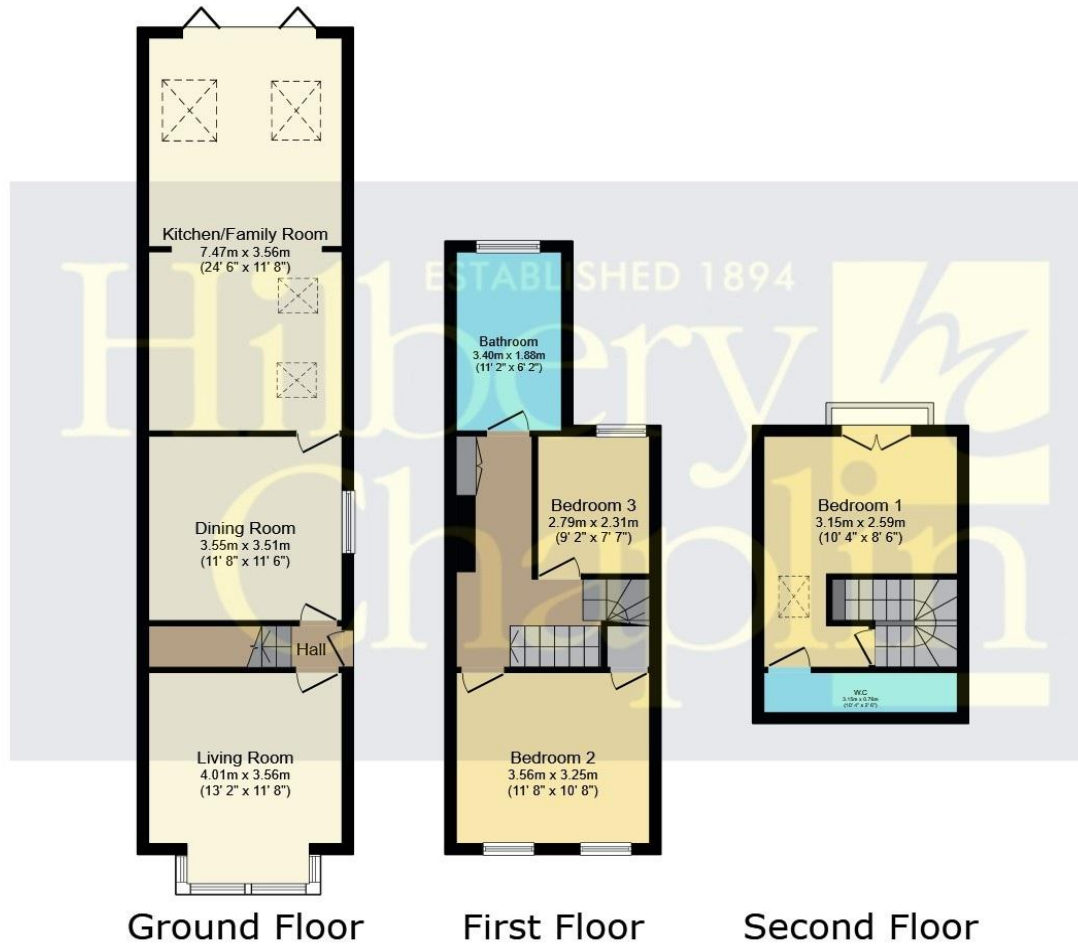
FOR FURTHER DETAILS AND TO ARRANGE A VIEWING CALL: 01708 457916



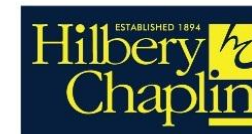
Location

The location is equally appealing, offering exceptional convenience for day-to-day living. Both Lidl and Tesco supermarkets are within a short walk, making grocery shopping effortless, while regular bus services close by provide easy access to Romford town centre. Romford's Elizabeth line station offers fast and direct connections into the City, Canary Wharf and the West End, making this an excellent choice for commuters. Families are well catered for by a selection of highly regarded local schools for all age groups, together with nearby parks, leisure facilities, healthcare services and a wide range of shops, restaurants and cafés, ensuring every essential amenity is within easy reach.





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



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