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## Horace Avenue, Romford £675,000 offers in Region of



A very spacious extended six bedroom end of terrace house with added benefits of having a Lounge / Dining room of over 25ft, utility room, good size kitchen, two family bathrooms, workshop, garage and a large driveway.

Located for Rush Green shopping parade, buses to local routes and Romford station. Schools and college close by.

No onward chain.

- **EXTENDED SIX BEDROOM END OF TERRACE**
- **TWO BATHROOMS**
- **UTILITY ROOM**
- **GARAGE**
- **WORKSHOP**
- **GOOD SIZE OFF STREET PARKING**
- **NO ONWARD CHAIN**
- **OVER 25FT LOUNGE / DINING AREA**
- **LOCATED FOR SCHOOLS AND COLLEGE**
- **BUS ROUTES TO ROMFORD AND STATION**

## ACCOMMODATION

### HALLWAY

**LOUNGE / DINING ROOM** 25' 10" x 11' 3" (7.87m x 3.43m)

**KITCHEN** 14' 6" x 12' 3" (4.42m x 3.73m)

**UTILITY ROOM** 10' 6" x 6' 11" (3.2m x 2.11m)

**BEDROOM** 12' 2" x 11' 8" (3.71m x 3.56m)

**BEDROOM** 15' 0" x 8' 9" (4.57m x 2.67m)

**BEDROOM** 7' 3" x 6' 3" (2.21m x 1.91m)

**BEDROOM** 12' 3" x 10' 5" (3.73m x 3.18m)

**BEDROOM** 13' 1" x 10' 5" (3.99m x 3.18m)

**BEDROOM** 9' 8" x 6' 8" (2.95m x 2.03m)

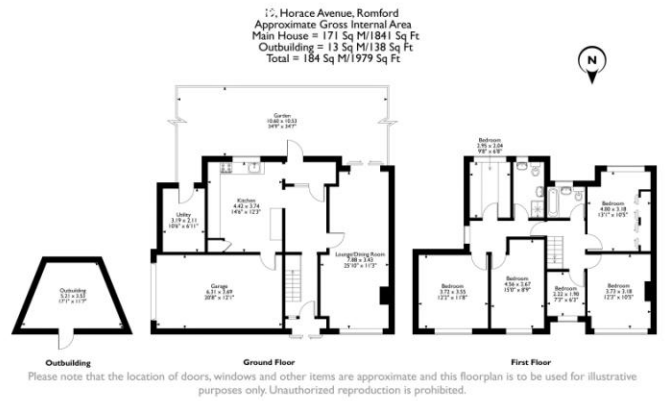
### BATHROOM

### SHOWER ROOM

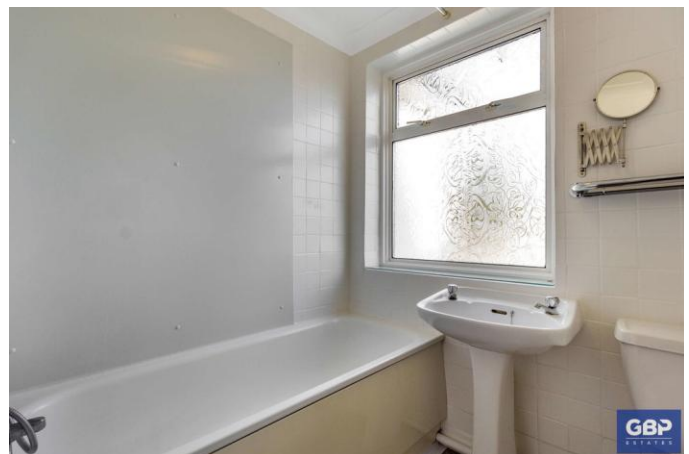
**GARAGE** 20' 8" x 12' 1" (6.3m x 3.68m)

**OUTBUILDING** 17' 1" x 11' 7" (5.21m x 3.53m)

**GARDEN** 34' 9" x 34' 7" (10.59m x 10.54m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.