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Chalforde Gardens, Romford **£280,000** Leasehold



This two-bedroom ground floor maisonette with added benefit of own garden.
The property needs modernization throughout and would be perfect for a renovation project.
The property is within very close proximity to Gidea Park train station and can easily walk to Romford Town centre and station.
Close to local amenities and transport links.

- **TWO BEDROOM**
- **GROUND FLOOR MAISONETTE**
- **OWN GARDEN**
- **PERFECT RENOVATION PROJECT**
- **SHORT WALK TO GIDEA PARK STATION**
- **WALKING DISTANCE TO ROMFORD TOWN CENTRE**
- **GREAT TRANSPORT LINKS**
- **CLOSE TO LOCAL AMENITIES**
- **GAS CENTRAL HEATING**

ACCOMMODATION

LOUNGE 12' 6" x 11' 1" (3.81m x 3.38m)

KITCHEN 10' 3" x 7' 7" (3.12m x 2.31m)

BEDROOM 13' 8" x 10' 2" (4.17m x 3.1m)

BEDROOM 12' 6" x 8' 8" (3.81m x 2.64m)

GARDEN 50' 0" x 13' 11" (15.24m x 4.24m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.