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Amery Gardens, Romford Guide Price £400,000 - £425,000



Three bedroom, spacious, semi-detached house with off street parking. The space comprises of an open plan lounge/diner and a large galley style kitchen, garage, and outhouse in the garden.

The house needs renovation and would be perfect for investors or first-time buyers looking to make the house theirs.

Located a short walk to Gidea Park Station and all major transport links.

- **THREE BEDROOMS**
- **SEMI DETACHED**
- **GARAGE**
- **OUTHOUSE**
- **GAS CENTRAL HEATING**
- **SPACIOUS**
- **DRIVEWAY**
- **CLOSE TO MAJOR TRANSPORT LINKS**
- **CLOSE TO GIDEA PARK STATION**

ACCOMMODATION

LOUNGE/DINER 25' 3" x 10' 10" (7.7m x 3.3m)

KITCHEN 17' 9" x 16' 1" (5.41m x 4.9m)

GARAGE 16' 0" x 8' 3" (4.88m x 2.51m)

OUTHOUSE 14' 3" x 11' 6" (4.34m x 3.51m)

BEDROOM 8' 4" x 6' 1" (2.54m x 1.85m)

BEDROOM 14' 1" x 10' 4" (4.29m x 3.15m)

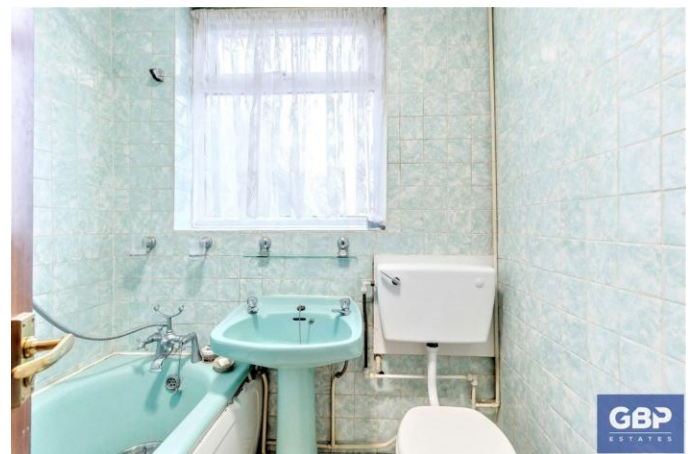
BEDROOM 11' 2" x 10' 4" (3.4m x 3.15m)

GARDEN 67' 3" x 18' 4" (20.5m x 5.59m)

80, Amery Gardens, Romford
 Approximate Gross Internal Area
 Main House = 86 Sq M/928 Sq Ft
 Garage = 12 Sq M/132 Sq Ft
 Outbuilding = 15 Sq M/164 Sq Ft
 Total = 113 Sq M/1224 Sq Ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	59	
(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.