



35 Victoria Road
Romford
Essex
RM1 2LH

Tel: 01708 504455

Email: sales@gbpestates.co.uk

Website: www.gbpestates.co.uk



Whitchurch Road, Romford **£425,000** Freehold



Offers in Excess of £425,000

This elegant three-bedroom mid terrace property is in a great location for transport links, schools, A12 and shops. This will make a lovely family home or a Buy to Let investment as it has a good size lounge / diner and modern fitted kitchen and adapted to work from home environment. The house has recently been refurbished. Not one to miss!

- **THREE BEDROOMS**
- **DOWNSTAIRS WC**
- **LOUNGE/DINER**
- **RECENTLY REFURBISHED**
- **GAS CENTRAL HEATING**
- **EXTENSION**
- **OFFICE SPACE**
- **TRANSPORT LINKS TO A12**

ACCOMMODATION

SITTING ROOM 13'5" x 12'0" (4.08m x 3.67m)

KITCHEN/DINER 19'7" x 10'1" (5.98m x 3.07m)

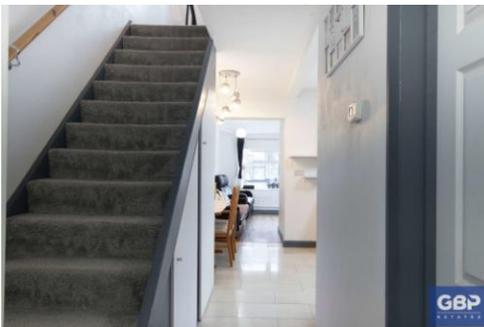
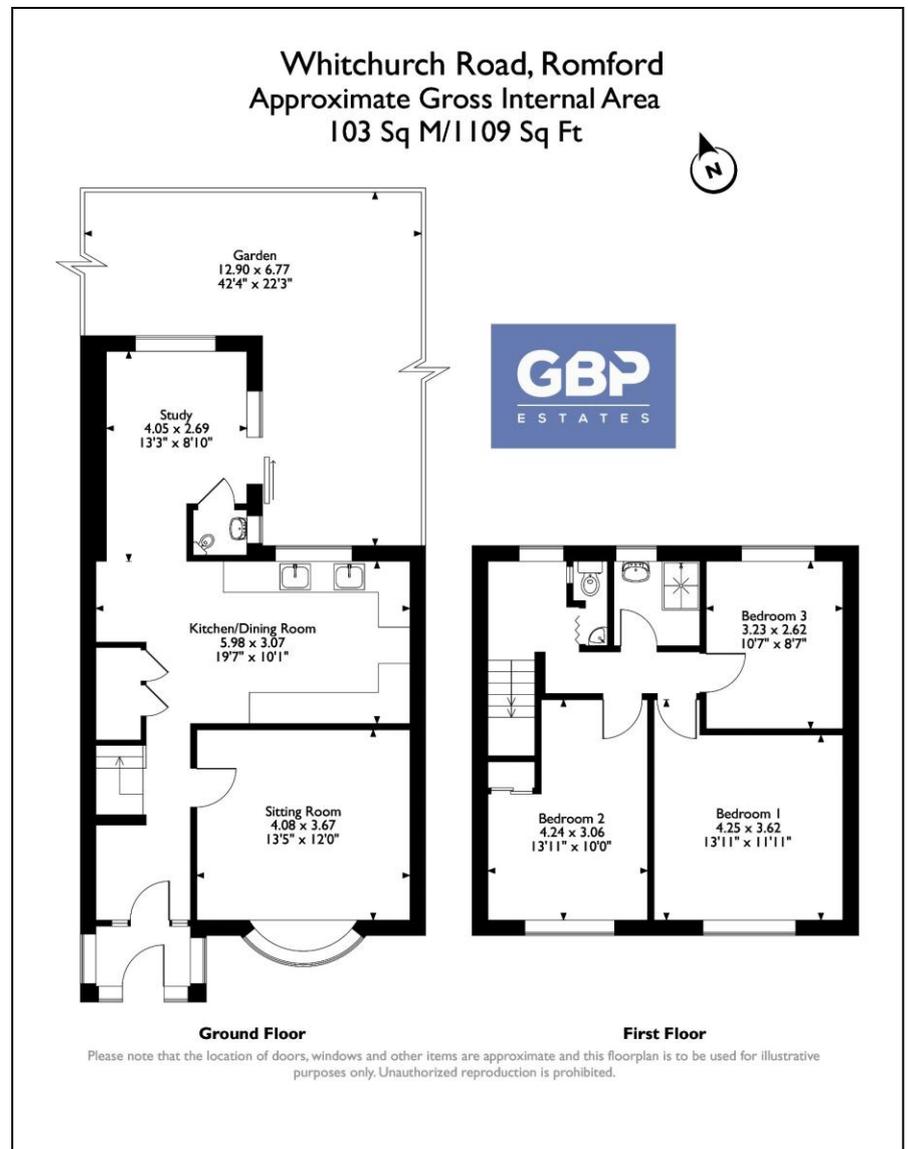
STUDY 13'3" x 8'10" (4.05m x 2.69m)

BEDROOM 1 13'11" x 11'11" (4.25m x 3.62m)

BATHROOM 2 13'11" x 10'0" (4.24m x 3.06m)

BEDROOM 3 10'7" x 8'7" (4.01m x 2.1144m)

GARDEN 42'4" x 22'3" (12.90m x 6.77m)



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 88 |
| (69-80) | C | | |
| (55-68) | D | 68 | |
| (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.