



Aubrietia Close, Romford Guide Price £375,000 - £400,000 Freehold



This is a lovely two-bedroom mid terraced home, located within a good development in Harold Wood. The space comprises of a lounge with a beautiful, presented kitchen, master and a double bedroom with fitted wardrobes and a bathroom. The property does have off road parking and great garden space. Commuting is great to the A12 and within walking distance to schools.

- OFF ROAD PARKING
- CLOSE TO A12 AND SUPERSTORES
- GOOD SCHOOLS
- MODERN
- OUTSIDE SHED
- GAS CENTRAL HEATING
- CHAIN FREE
- GREAT INVESTMENT

ACCOMMODATION

DINING/RECEPTION 20' 3" x 11' 8" (6.18m x 3.55m)

KITCHEN 11' 7" x 6' 10" (3.53m x 2.08m)

BEDROOM 1 11' 8" x 8' 6" (3.55m x 2.59m)

BEDROOM 2 11' 8" x 9' 1" (3.55m x 2.78m)

GARDEN 53' 2" x 13' 0" (16.20m x 3.96m)

GARAGE 18' 1" x 8' 2" (5.52m x 2.49m)

10 Aubrietia Close, Romford
Main House = 61 Sq M/657 Sq Ft
Garage = 14 Sq M/151 Sq Ft
Total = 75 Sq M/808 Sq Ft



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		83
(81-91) B		
(69-80) C	70	
(55-68) D		
(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.