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Meadow Road, Romford £425,000 - £450,000



This is a lovely extensive property with many benefits for a growing family including having living space, a good size kitchen, breakfast room, utility room, large garden and two bathrooms.

Off street parking, gas central heating and double glazing.

Location not too far from Romford Town Centre and bus routes to local areas.

- **GOOD SIZE FAMILY HOME**
- **THREE BEDROOMS**
- **TWO BATHROOMS**
- **LARGE KITCHEN**
- **OFF STREET PARKING**
- **LARGE GARDEN**
- **EXTENDED PROPERTY**
- **UTILITY ROOM**
- **GAS CENTRAL HEATING**
- **DOUBLE GLAZING**

ACCOMMODATION

HALLWAY

LOUNGE 13' 4" x 13' 1" (4.06m x 3.99m)

SHOWER ROOM

KITCHEN/BREAKFAST ROOM 17' 3" x 12' 0" (5.26m x 3.66m)

UTILITY ROOM

LANDING

BEDROOM 9' 11" x 8' 9" (3.02m x 2.67m)

BEDROOM 13' 0" x 8' 11" (3.96m x 2.72m)

BEDROOM 10' 3" x 10' 2" (3.12m x 3.1m)

BATHROOM

GARDEN

OFF STREET PARKING

Approximate Gross Internal Area
98 Sq M/1055 Sq Ft



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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