GBP ESTATES

35 Victoria Road
Romford
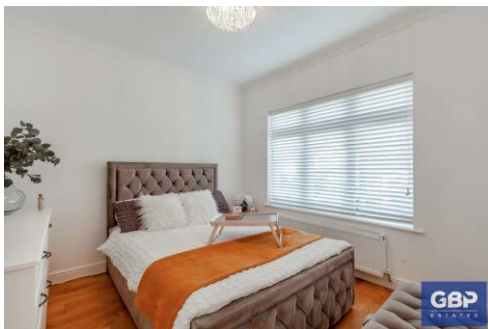Essex
RM1 2LH

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Parkside Avenue, **Romford £760,000 - £785,000**

Beautiful four-bedroom semi-detached bungalow located for access to major transport links both road (M25/A127) and railways (Elizabeth line into London) with off street parking and newly refurbished throughout. Offering four great size bedrooms, including an ensuite bathroom in one. This stylish bungalow offers an open plan lounge/diner inclusive of two sky lights boasting natural light internally and looking out onto a newly landscaped garden. The property is close to schools positioned well for access to local amenities and near the infamous Raphael Park.

- **OFF STREET PARKING**
- **CENTRAL HEATING**
- **FAMILY HOME**
- **WELL, PRESENTED THROUGHOUT**
- **SEMI DETATCHED**
- **MODERN INTERIOR**
- **OPEN PLAN LOUNGE/DINING ROOM**
- **ENSUITE**
- **ACCESS FOR A12, A127 AND M25**
- **ELIZABETH LINE**

ACCOMMODATION

KITCHEN/DINER/LOUNGE *23' 4" x 18' 2" (7.11m x 5.54m)*

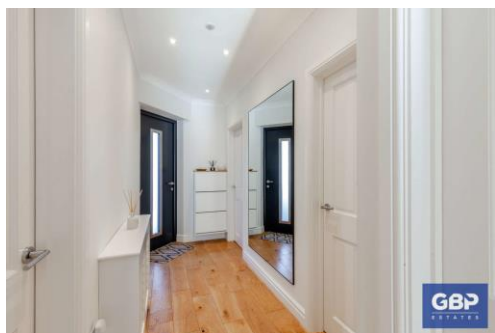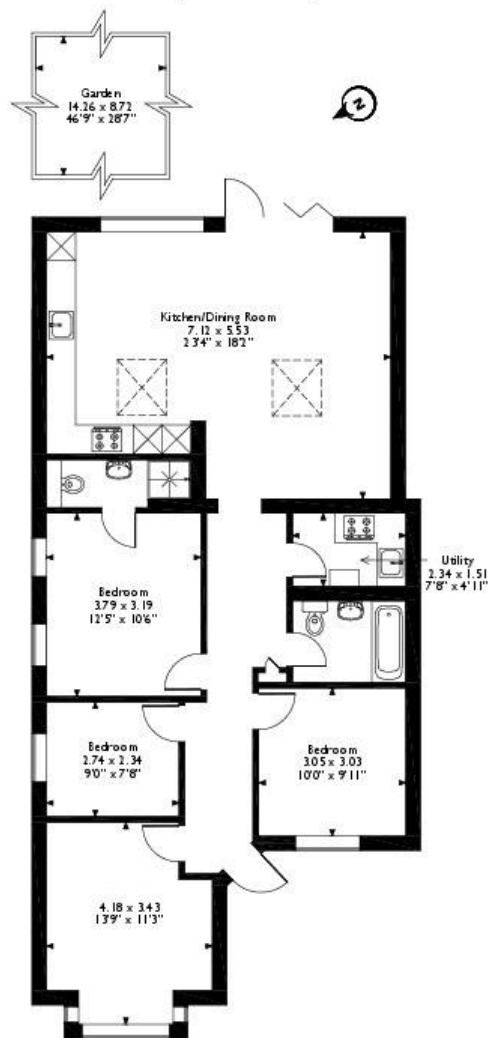**BEDROOM** *9' 0" x 7' 8" (2.74m x 2.34m)*

BEDROOM *10' 0" x 9' 11" (3.05m x 3.02m)*

BEDROOM *12' 5" x 10' 6" (3.78m x 3.2m)*

BEDROOM *13' 9" x 11' 3" (4.19m x 3.43m)*

UTILITY ROOM *7' 8" x 4' 11" (2.34m x 1.5m)*

GARDEN *46' 9" x 28' 7" (14.25m x 8.71m)*

Parkside Avenue, Romford
Approximate Gross Internal Area
104 Sq M / 1119 Sq Ft

Garden
14.26 x 8.71
46'9" x 28'7"

Kitchen/Dining Room
7.12 x 5.53
23'4" x 18'2"

Utility
2.34 x 1.51
7'8" x 4'11"

Bedroom
3.79 x 3.19
12'5" x 10'6"

Bedroom
2.74 x 2.34
9'0" x 7'8"

Bedroom
3.05 x 3.03
10'0" x 9'11"

4.18 x 3.43
13'9" x 11'3"

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Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	57	
(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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