

**London Road, Romford, Essex**  
**End of Terrace House**

**Price : £400,000 Offers in excess of:**  
*Freehold*

## 2 Bedroom End of Terrace House – NO ONWARD CHAIN !!

### Property Details:

We are delighted to bring to the market this lovely 2 bedroom Victorian family home. . The property comprises of 2 double bedrooms, Lounge/diner. Fitted Kitchen and Ground floor bathroom. Good size rear garden with brick built outbuilding. Off street parking to the front for 2/3 vehicles. In a popular area, close to schools, shops and transport links. This property has lots of potential and won't be on the market for long. Approximately a 15 minute walk to Romford Station this is a great first home or buy to let investment.

Benefiting from NO ONWARD CHAIN Viewing by appointment only.

### Ground Floor:

**Porch:** Entrance from the front of the property via Porch.

**Entrance Porch:** 6'4" x 5'0". Frosted double glazed windows and door to front and main entrance door to house. Tiled floor.

**Through Lounge:** 24'9" x 12'0". Double glazed window to front aspect. Stairs to first floor. Fitted carpet. Feature fireplace. 2 x radiators. Smooth ceiling with down-lights. Archway to kitchen.

**Kitchen:** 15'8" x 11'8" L-Shaped. Double glazed window to rear aspect. Frosted double glazed door to rear garden. Range of wall and base units. Electric built in oven, gas hob and extractor over. Space for washing machine. Sink with drainer and mixer tap. Suspended ceiling with down-lights. Tiled splash-back. Tiled flooring. Door to Bathroom.

**Ground Floor Bathroom:** 8'11" x 5'3". Frosted double glazed window to rear aspect. Panel bath with mixer tap and shower over. Low level W.C. Vanity sink with built under storage. Heated towel rail. Fully tiled to walls and floor. .

### First Floor:

**Small Landing.** Access to bedrooms. Fitted carpet. Frosted window over stairwell to rear.

**Bedroom 1:** 12'2" x 11'6". Double glazed window to front aspect. Chimney breast. Wood flooring. Radiator.

**Bedroom 2:** 9'2" x 8'10". Double glazed window to rear aspect. Wood flooring. Radiator. Access to loft.

### Outside:

**Rear Garden:** To the rear there is a low maintenance garden 70' (approx). Commencing with patio area the rest is laid mainly to lawn with small border garden. Pedestrian side access to the front of the property. Large outbuilding to rear.

**To Front of property:** Hard standing for off street parking. Pedestrian gate to access rear garden.

Council Tax Band: C - Local Council: London Borough of Havering  
Approximate gross internal area 62m<sup>2</sup> – 667 sq ft.  
EPC: D

There is opportunity to expand the property if more space is needed (STPP)

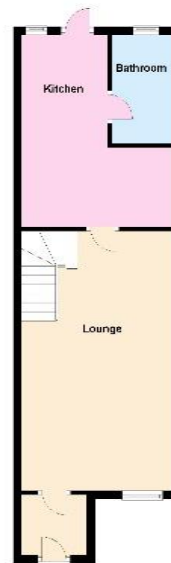
*Please note the images are for illustration purpose only and were taken prior to tenants moving into the property.*



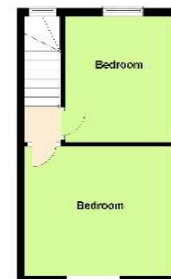


- 2 Double Bedrooms
- Ground Floor Bathroom
- Large Lounge
- Fitted Kitchen
- Large rear garden
- Gas Central Heating
- Double glazing
- Outbuilding
- Off Street Parking
- Lots of further potential
- NO ONWARD CHAIN

Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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 Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.