



## 28 Thameshill Avenue, Romford

£425,000 - £450,000 Freehold

THREE BEDROOM MID TERRACED PROPERTY • EXTENDED AND RENOVATED TO A HIGH STANDARD • OPEN PLAN LIVING SPACE • MODERN KITCHEN AND BATHROOM • 'GOOD' LOCAL PRIMARY AND SECONDARY SCHOOLS • WELL LOCATED FOR TRANSPORTS CONNECTIONS • CHAIN FREE



GUIDE PRICE £425,000 - £450,000

This is a beautiful and modern three-bedroom mid-terraced property that has been extended and is perfect for families and is being sold with the benefit of no onward chain.

The open plan living, dining and kitchen area is bright and contemporary, with a minimalist interior design adding sophistication to the space. The modern kitchen and bathroom add further appeal to the home.

The 90-foot rear garden offers ample space for outdoor activities and relaxation, and the property also features off-street parking.

It's located in a popular turning, with excellent transport links and close proximity to shops and amenities in Romford and Collier Row along with 'Good' local primary and secondary schools.

Viewing is highly recommended to secure the opportunity to purchase a fantastic property for a family home.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



**Porch**

**Lounge**

17' 9" x 14' 1" (5.41m x 4.29m)

**Dining Room**

9' 2" x 7' 9" (2.80m x 2.36m)

**Kitchen**

14' 9" x 14' 2" (4.50m x 4.32m)

**Utility**

4' 8" x 7' 8" (1.41m x 2.33m)

**W.C.**

**Bedroom 1**

11' 3" x 14' 9" (3.43m x 4.50m)

**Bedroom 2**

11' 7" x 12' 0" (3.52m x 3.65m)

**Bedroom 3**

6' 2" x 8' 7" (1.87m x 2.61m)

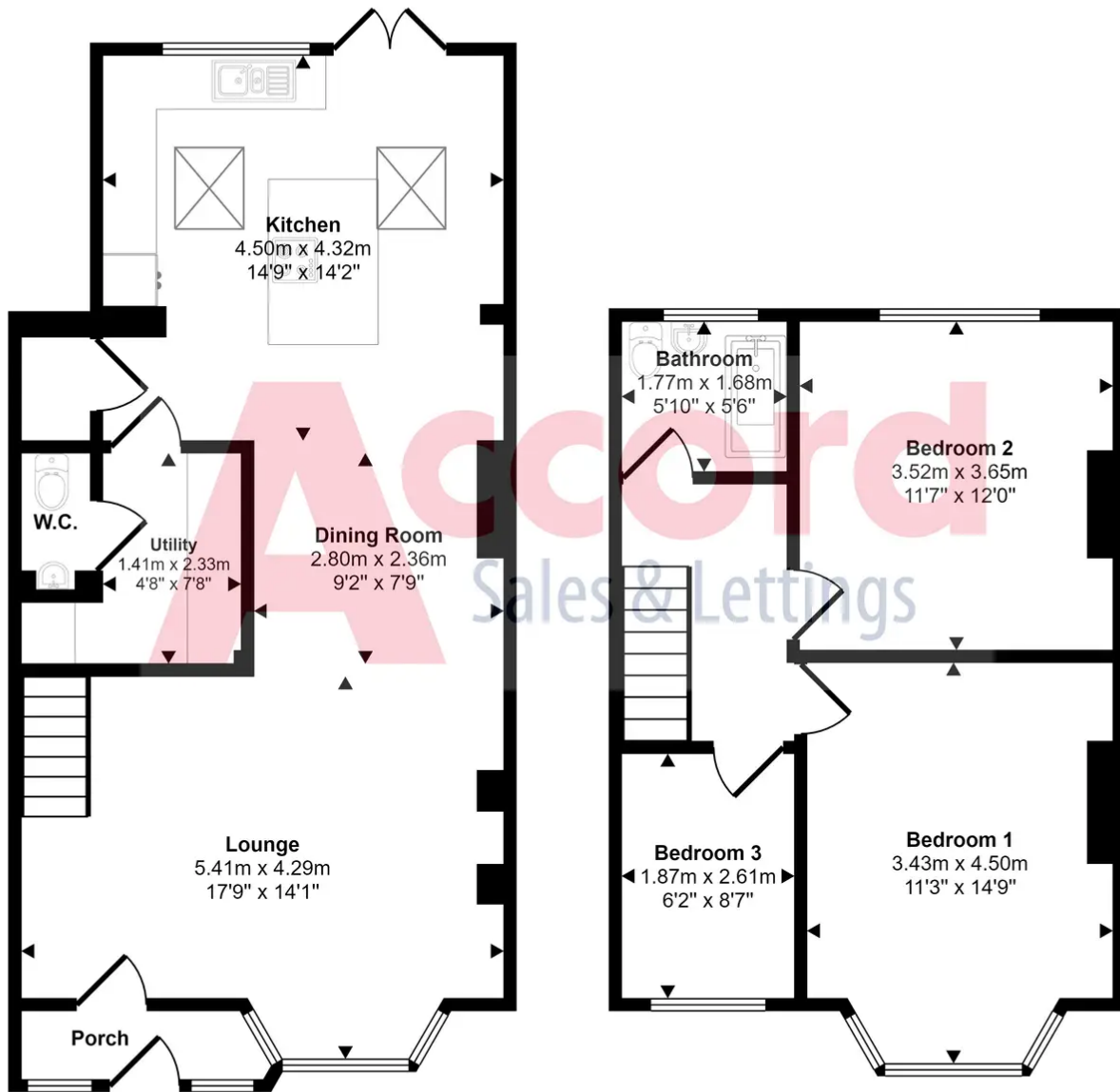
**Bathroom**

5' 10" x 5' 6" (1.77m x 1.68m)





Approx Gross Internal Area  
100 sq m / 1077 sq ft



Ground Floor  
Approx 58 sq m / 620 sq ft

First Floor  
Approx 42 sq m / 456 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.