

5 Horndon Road, Romford - RM5 3EP

£425,000 - £450,000 Freehold

THREE BEDROOM MID TERRACE • NO ONWARD CHAIN • 120' REAR GARDEN • POTENTIAL FOR EXTENSION •
CLOSE TO 'GOOD' LOCAL SCHOOLS • GOOD TRANSPORT LINKS (BUS ROUTES TO ROMFORD/COLLIER ROW &
A12/M25)

Situated in a popular location, this charming 3-bedroom mid-terraced house presents a wonderful opportunity for families and investors alike. Boasting a spacious open-plan layout, this home offers versatility and potential for further extension, making it an attractive prospect for those looking to add their own personal touch. The property is offered with no onward chain. Situated in a popular area, residents will benefit from the convenience of being just a short distance away from 'Good' rated educational facilities. Commuters will appreciate the good transport links available, with bus routes connecting you to Romford Town Centre and Elizabeth Line Station, as well as easy access to the A12 and M25.

The property has a 120ft west-facing rear garden, perfect for outdoor dining and entertaining. The outdoor space can be further landscaped to suit individual preferences, making it ideal for gardening enthusiasts or those looking to create a peaceful oasis. Whether it's hosting summer barbeques, enjoying a morning cup of coffee outdoors, or simply relaxing in the sun, the outdoor area of this property is sure to be a cherished feature for its future occupants.

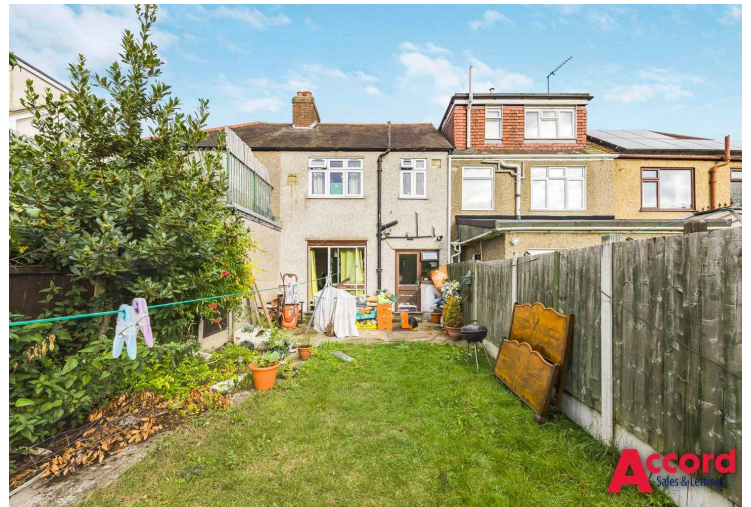
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Entrance Porch

Entrance door and door leading to:

Sitting Room

17' 6" x 29' 6" (5.33m x 9.00m)

Double glazed windows to the front and rear aspects, partially vaulted roof, inglenook fireplace with open fire, exposed brick chimney breast with original bread oven.

Doors to adjoining rooms and opening to:

Kitchen/Dining Room

17' 7" x 21' 10" (5.35m x 6.66m)

The dining area has double glazed window to the front aspect, double glazed French doors opening to the rear garden and a bespoke staircase

Utility Room

7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing machine]. Double glazed window to the rear aspect and double glazed door to the side aspect.

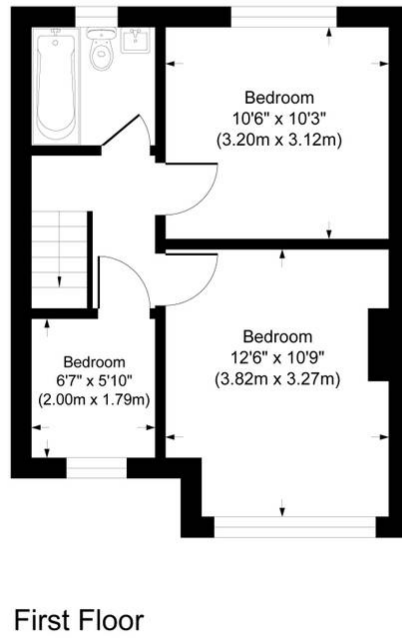
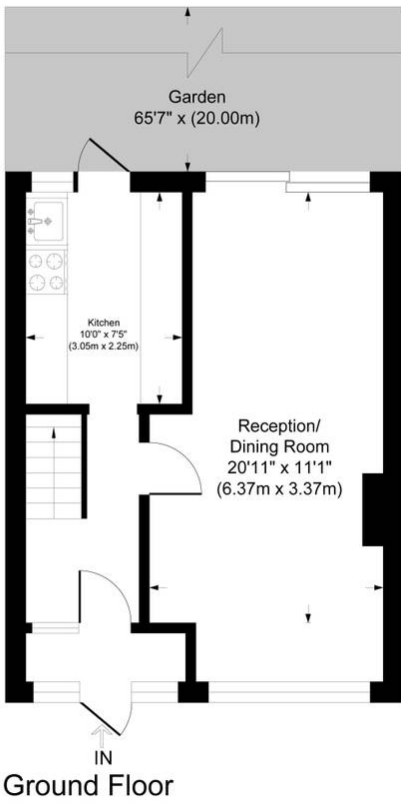
Door to:

Storage Room

7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing





Horndon Road

Approximate Gross Internal Area
 Ground Floor = 36.3 sq m / 391 sq ft
 First Floor = 34.2 sq m / 368 sq ft
 Total = 70.5 sq m / 759 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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