



Brentwood Road, Romford
2/3 Bedroom Victorian Terrace House

Guide Price : £400,000-£425,000

Freehold

Brentwood Road, Romford – 2/3 Bedroom Victorian Terraced Family Home

Property Details:

Welcome to this charming period property in the popular location of Gidea Park, Romford. Comprising of 2 good size bedroom with a potential 3rd bedroom off of bedroom 2. Huge potential here to either divide and make a 3rd independent bedroom or utilize as an ensuite with dressing area or a home office. On the ground floor is the sitting room a separate dining room and the well fitted kitchen plus a large ground floor bathroom. This property has lots of potential to expand and add value whilst being a perfect first home, The large rear garden offers lots of outside space and having off street parking to the front on the driveway is a major bonus. Add to this the convenient location just a short walk to Gidea Park Station for trains into London and Heathrow (Elizabeth Line) and stroll a little further to the Town Centre with its chic shops, bars, restaurants and many amenities including good schools. Just a mile in the opposite direction and you are in the well-known Market Town of Romford. This is an absolute gem of a property in a super location.

This property will appeal to a variety of buyers including first time buyers, up/downsize home movers, investors and those looking for something with character but with potential to expand further if desired. Don't delay, book your viewing! Viewing by appointment only.

Ground Floor:

Entrance: Entrance to property via a porch with door into the sitting room..

Sitting Room: 12'0" x 11'10" - Double glazed window to front aspect. Smooth ceiling. Chimney breast. Wood floor. Neutral décor. Door to inner lobby with stairs to first floor and further door to Dining Room.

Dining Room: 11'10" x 11'10" - Double glazed window to rear aspect. Chimney breast. Smooth ceiling. Wood floor. Neutral décor. Door to kitchen.

Kitchen: 8'11" x 6'11" – Double glazed window to side. Door to rear garden. A range of wall and base units giving plenty of storage space. Oven and hob with extractor over. 1 ½ bowl sink with mixer tap and drainer. Tiled splash-backs. Space for washing machine. Combi-boiler. Door to bathroom. Smooth ceiling. Tiled flooring. Neutral décor.

Bathroom: Double glazed frosted sash window to side aspect. Panel bath with mixer tap and shower over. Low level W.C.. Vanity sink. Part tiled to wall & tiled floor. Radiator. Smooth ceiling. Extractor fan.

First Floor

First Floor Landing: Small landing with access to first floor accommodation. Access to loft. Fitted carpet. Smooth ceiling. Neutral décor.

Bedroom 1: 12'0" x 11'11" - Double glazed window to front aspect. Chimney breast. Built in storage. Fitted carpet. Radiator. Smooth ceiling. Neutral décor.

Bedroom 2: 11'10" x 11'10". Double glazed window to rear aspect. Chimney breast. Radiator. Fitted carpet. Smooth ceiling. Neutral Décor. Door to:

Bedroom 3 / Office/Dressing Room: 13'7" x 6'11". Double glazed window to rear aspect. Wood floor. Radiator. Smooth ceiling. Neutral Décor.

Outside:

Rear Garden: Good size rear garden commencing with large patio area perfect for 'Al Fresco' dining. The rest mainly laid to lawn with shed at rear. .

To Front of property: Paved front for off street parking.

Council Tax Band: D - Local Council: Brentwood.
Approximate gross internal area 81.m2 – 871 sq ft
EPC: E

This charming character property offers lots of space, with its well-proportioned rooms, high ceilings and with the potential to expand if more space where needed in the future. Just a short walk to Gidea Park station or in the opposite direction walk to Romford Station, makes this a commuters dream home. Excellent access to road links M25 / A12 / A127. Close to schools, shops and amenities.

NO ONWARD CHAIN !

NO ONWARD CHAIN



NO ONWARD CHAIN



- 2/3 Bedrooms
- Ground Floor Bathroom
- Lounge
- Separate Dining Room
- Fitted Kitchen
- Good size Rear Garden
- Gas Central Heating
- Double glazing
- Walk to Station & Town Centre
- Character Property
- NO ONWARD CHAIN

Brentwood Road, Romford
 Approximate Gross Internal Area
 Main House = 83 SqM/894 SqFt
 Outbuilding = 9 SqM/97 SqFt
 Total = 92 SqM/991 SqFt



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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Disclaimer
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NO ONWARD CHAIN