



306 Crow Lane, Romford, RM7 0HJ

Price Guide £450,000

- Extended three-bedroom terraced house
- First floor bathroom
- Approximately 80ft rear garden
- Well located for stations, shopping facilities and local schools
- Large through lounge and kitchen dining area
- Off-street parking
- Potential to extend further to the rear and into the loft (STPP)
- \*\*Guide Price £450.000 - £475.000\*\*

# 306 Crow Lane, Romford RM7 0HJ

Extended Three Bedroom Terraced House with Large Garden & Further Potential – RM7 0HJ

Maybury Estates are delighted to offer for sale this extended three-bedroom terraced house located in a popular residential area, offers generous living accommodation, excellent outdoor space and exciting scope for further development.

The ground floor features a spacious through lounge, providing flexible living and entertaining space, leading through to a kitchen dining area overlooking the rear garden. To the rear, the property benefits from an approximately 80ft garden, ideal for families, outdoor entertaining or future landscaping. There is also the advantage of off-street parking to the front.

On the first floor, the property offers three well-proportioned bedrooms and a family bathroom. Subject to the usual planning consents, there is clear potential to extend further to the rear and into the loft, allowing buyers to add additional living space or bedrooms.

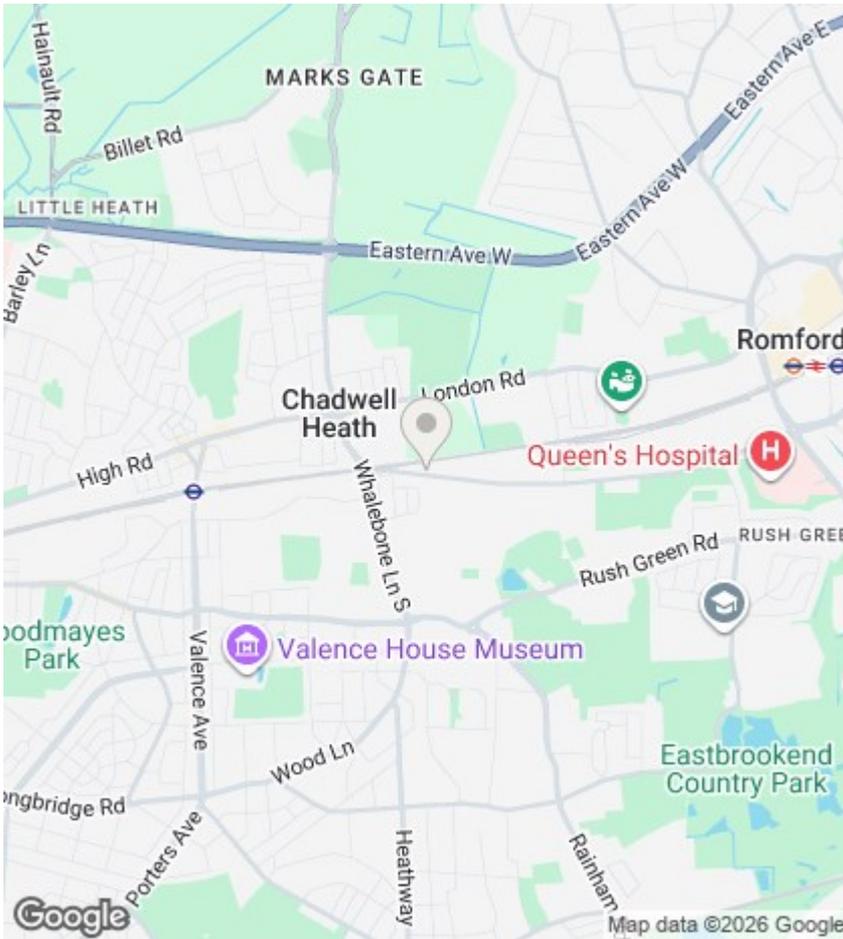
The property is well positioned for transport links, with Chadwell Heath and Romford stations within easy reach. Romford town centre is nearby and offers excellent shopping and leisure facilities, including Shopping



Council Tax Band: C







### Directions

### Viewings

Viewings by arrangement only. Call 0207 018 0660 to make an appointment.

### EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

