

**HAVERING ROAD
ROMFORD**

**£475,000
Guide price**

GUIDE PRICE OF £475,000-£500,000

Welcome to this fantastic opportunity on Havering Road, Romford a generously sized three bedroom end of terrace house bursting with potential and ready to be transformed into your ideal family home.

Step inside to find a bright and spacious lounge, perfect for relaxing or entertaining guests. The well laid out kitchen flows effortlessly into a dining room extension, providing a flexible open plan space for family meals and gatherings. From here, you'll find access to a side extension that includes a convenient shower room and a larger than average utility room, adding excellent practicality and extra space to the home.



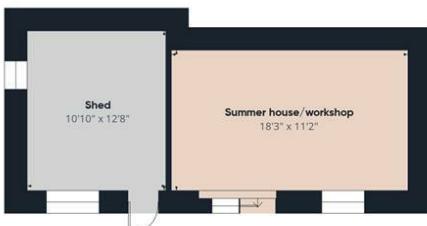


Floor 0 Building 1



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Approximate total area⁽¹⁾
1629 ft²

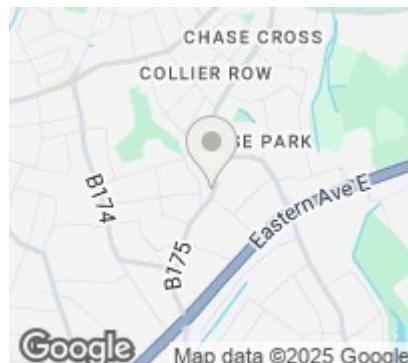


Floor 0 Building 2

⁽¹⁾ Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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