

FREEHOLD



House (EPC Rating: D)

28 CLITHEROE ROAD, ROMFORD, RM5 2SL

£425,000

Green Lane Residential

Your personal estate agents with over 50 years experience



3



1



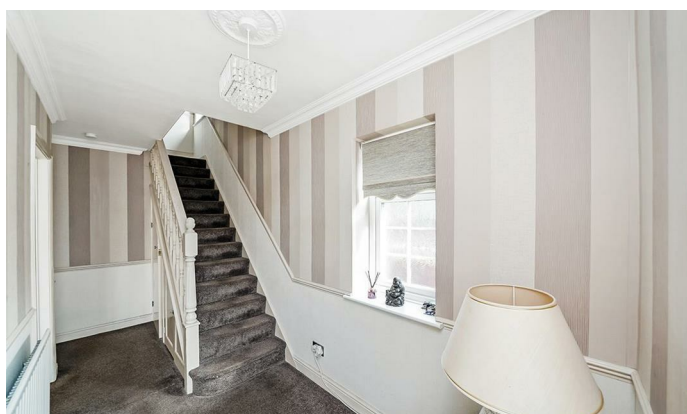
2



D

# 3 Bedroom House located in Romford

As the seller's sole agent, Green Lane Residential is pleased to present this immaculately maintained three-bedroom family home. Arranged over two floors and extending to 883 SqFt (82 SqMtrs), this delightful property features a spacious entrance hall, a living room, and a generously sized kitchen/dining room on the ground floor. Upstairs, you'll find two double bedrooms, a large single bedroom, and a fully tiled bathroom. With potential for a loft and ground floor extension (STPP), this well-kept home is perfect for a young family, with the added benefit of being just moments away from the 145-acre Havering Country Park.





## Clitheroe Road, RM5 2SL

Approx. Gross Internal Area 883 Sq Ft - 82.03 Sq M

(Excluding Outbuilding)

Approx. Gross Internal Area Of Outbuilding 65 Sq Ft - 6.04 Sq M



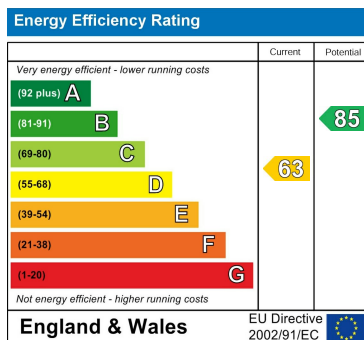
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Council Tax Band

**C**

Energy Performance Graph



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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 are advised to recheck the measurements.

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