

LEASEHOLD



Flat (EPC Rating:)

348 CHADWELL HEATH LANE, ROMFORD,
RM6 4YH

£275,000

Green Lane Residential

Your personal estate agents with over 50 years experience



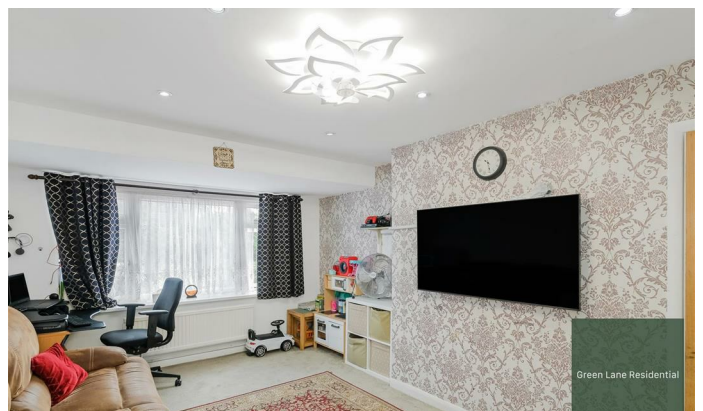
2 Bedroom Flat located in Romford

Green Lane Residential is delighted to offer for sale this well-presented two-bedroom first floor flat that offers spacious, modern living in a convenient and family-friendly location, just 1.1 miles from Chadwell Heath Station on the Elizabeth Line - providing swift access into central London and West Essex.

The property features two generously sized bedrooms, a bright and airy reception room, and newly fitted kitchen, bathroom, and carpets, installed in 2024. Bedroom two opens out onto a private balcony, offering a peaceful spot to relax outdoors. At the front of the property, you'll find your own private garden - ideal for entertaining, gardening or enjoying sunny afternoons - and two outdoor storage cupboards, adding valuable additional space.

The property benefits from 125 years remaining on the lease, with no ground rent or service charges to pay, making it an exceptional opportunity for first-time buyers, downsizers, or investors alike.

Set in a sought-after residential area, the home is surrounded by an excellent selection of schools, including Grove Primary School and St Bede's Catholic Primary, both rated Outstanding and within just a few minutes'



Approximate Gross Internal Area = 65.8 sq m / 708 sq ft



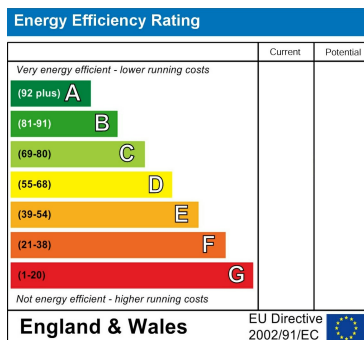
FLOORPLANZ © 2017 0203 9056099 Ref: 182089

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

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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