

FREEHOLD



House (EPC Rating: C)

28 HUXLEY DRIVE, ROMFORD, RM6 4RH

Offers over

£475,000

Green Lane Residential

Your personal estate agents with over 50 years experience



3



2



2



C

# 3 Bedroom House located in Romford

Green Lane Residential are delighted to offer this extended three-bedroom end of terrace family home, ideally positioned in a highly sought-after and convenient location.

The property has been extended to the ground floor, creating a spacious kitchen/living/dining room, a superb open-plan area ideal for modern family living and entertaining. A particular feature of the home is the full basement conversion, providing a versatile living area or additional bedroom with above-average ceiling heights, making it an exceptionally usable and flexible space.

To the first floor are three well-proportioned bedrooms and a family bathroom, complemented by the added benefit of a ground floor bathroom for enhanced practicality.

Externally, the property offers off-street parking to the front and a detached garage to the rear. There is also excellent scope for a loft extension (STPP), presenting further potential to expand and add value.

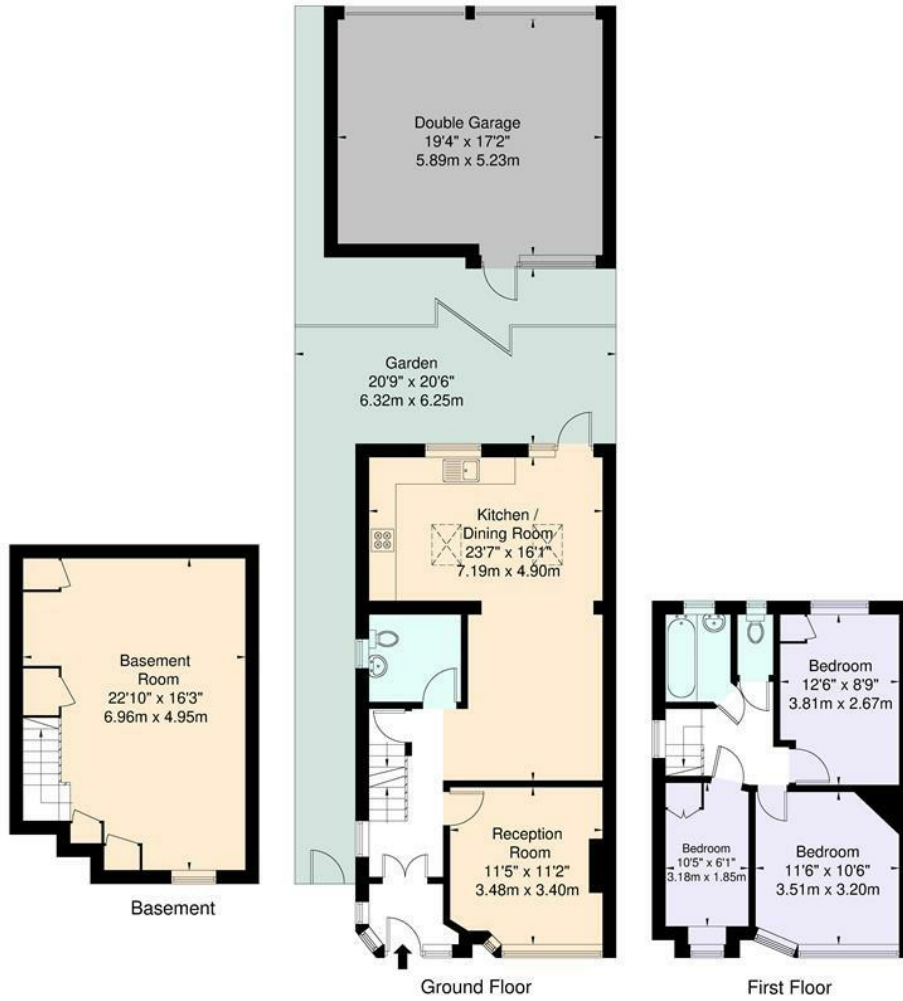
Conveniently located just a stone's throw from Barley Lane Primary School and approximately 0.3 miles from Goodmayes Elizabeth Line station, the home provides excellent transport links into Central London and





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Approximate Gross Internal Area = 126.4 sq m / 1360 sq ft  
 Double Garage = 30.2 sq m / 325 sq ft  
 Total = 156.6 sq m / 1685 sq ft



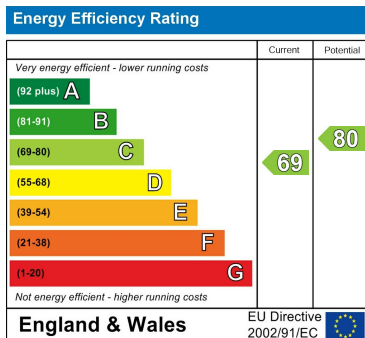
### For Illustration Purposes Only - Not To Scale

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, 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

**D**

Energy Performance Graph



Call us on

**02081293838**

[admin@greenlaneresidential.co.uk](mailto:admin@greenlaneresidential.co.uk)

[greenlaneresidential.co.uk](http://greenlaneresidential.co.uk)

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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