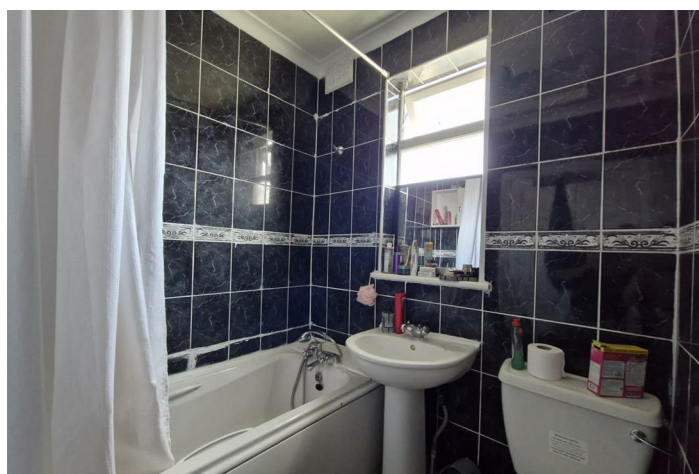


FREEHOLD



House (EPC Rating: )

60 GROVE ROAD, CHADWELL HEATH,  
ROMFORD, RM6 4PD  
Guide price

£575,000

Green Lane Residential

Your personal estate agents with over 50 years experience





# 4 Bedroom House located in Romford

Offered for sale by Green Lane Residential, an attractive freehold residential building currently arranged as two self-contained leasehold maisonettes, available with vacant possession.

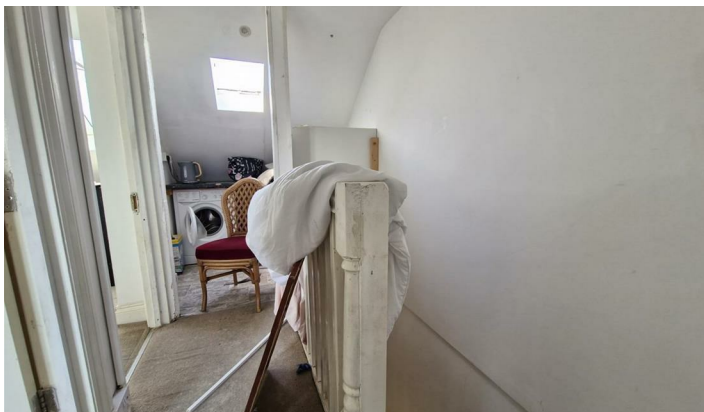
The property is presented in good order throughout and provides flexible accommodation, appealing to both owner-occupiers and investors alike.

The ground floor maisonette comprises a well-proportioned two-bedroom layout, with the main open-plan living, kitchen and dining space occupying a full-width rear extension, creating a bright and sociable area ideal for modern living.

The upper maisonette is arranged over two floors, including a loft extension, and offers generous accommodation comprising three bedrooms and two bathrooms, providing excellent space for families or sharers.

The building is freehold, yet currently configured as two separate leasehold dwellings, offering scope for continued dual occupation, reconfiguration or potential future consolidation, subject to the usual consents.

Overall, this is a well-maintained and versatile property, sold with vacant possession, representing a rare and compelling opportunity in the market.







60a Grove Road, RM6  
Approximate Gross Internal Area = 60.4 sq m / 650 sq ft



Ground Floor

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

Call us on

**02081293838**

**admin@greenlaneresidential.co.uk**

**greenlaneresidential.co.uk**

Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 are advised to recheck the measurements.

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