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# DWELLINGS



# Eastern Road, Romford Offers In The Region Of £1,200,000

A unique opportunity to acquire this SIX double bedroom DETACHED property situated in the heart of Romford town centre. This former Guest House has the advantage of a large rear garden that has versatile outbuildings. Internally the property also benefits from having three reception rooms together with a study, a laundry room and a substantial basement. Recommended.



# Eastern Road, Romford

HALL With access to large BASEMENT

DINING ROOM 15'4 X 13'6 (4.67m X 4.11m)

KITCHEN 13'5 X 12'4 (4.09m X 3.76m)

BREAKFAST ROOM 16'6 X 10'11 (5.03m X 3.33m) Open plan to Lounge

LOUNGE 13'6 X 11 (4.11m X 0.28m)

**STUDY** 112'10 X 8'9 (34.39m X 2.67m)

**GROUND FLOOR W.C.** 

### FIRST FLOOR LANDING

**BEDROOM 1** 14'3 X 10'11 (4.34m X 3.33m) With EN-SUITE SHOWER ROOM

BEDROOM 2 13'7 X 11'3 (4.14m X 3.43m) WITH EN-SUITE W.C.

BEDROOM 3 13'6 X 11'2 (4.11m X 3.40m)

BEDROOM 4 11' X 11 (3.35m X 0.28m)

FIRST FLOOR W.C.

SECOND FLOOR LANDING With access to two separate storage lofts

SHOWER ROOM / W.C.

BEDROOM 5 14' X 9'2 (4.27m X 2.79m)

BEDROOM 6 13'8 X 8'11 (4.17m X 2.72m)

## **EXTERIOR**

In-out driveway and side access to substantial mature gardens with versatile OUTBUILDINGS.



Please note Dwellings have not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information is incorrect. Neither have Dwellings checked the legal documentation to verify the legal status of the property. A buyer must assume the nformation is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph or plans