



HUNTERS[®]
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68 Dewsbury Road, Romford, RM3 8DW

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Guide Price £500,000

****GUIDE PRICE £500,000 TO £525,000****

Hunters Hornchurch are delighted to offer for sale this well presented and recently decorated three bedroom end of terrace house with recently constructed stunning garden room to the rear situated in Romford.

The property comprises of: entrance porch, hallway, lounge, dining kitchen and ground floor w/c. To the first floor are three good size bedrooms and modern bathroom. To the front is a gravel driveway with off road parking for three vehicles. To the rear is a recently landscaped stunning rear garden with patio area, stone seating with LED lighting, plants, shrubs, water feature and firepit. There is a composite decked area which leading to the spacious garden room with en-suite shower room and feature bar. The property is conveniently situated close to local schools, shops and amenities. Harold Wood Station (Elizabeth Line) is 0.9 miles. VIEWING IS HIGHLY RECOMMENDED

Hunters Hornchurch 39 Station Lane , Hornchurch, RM12 6JL | 01708 676 120
hornchurch@hunters.com | www.hunters.com

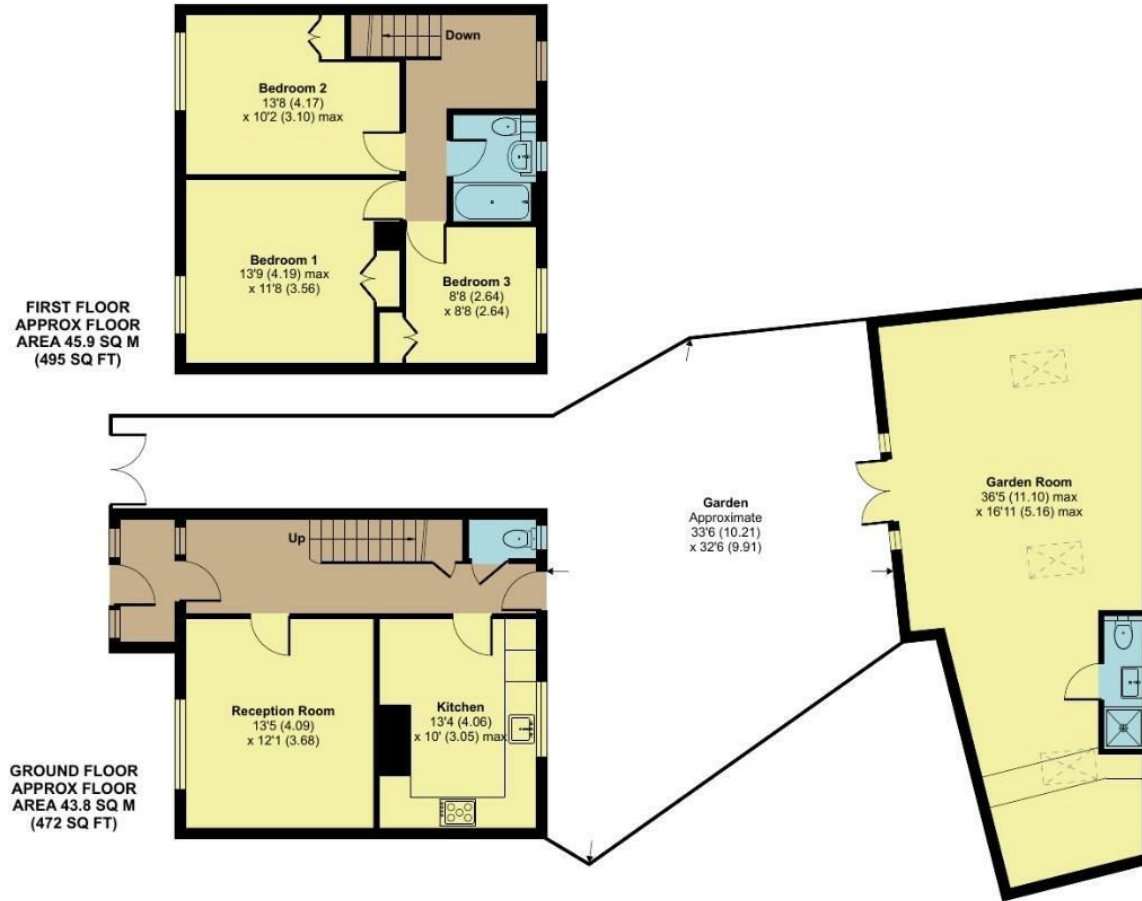
Dewsbury Road, Romford, RM3

Approximate Area = 967 sq ft / 89.8 sq m

Outbuilding = 486 sq ft / 45.1 sq m

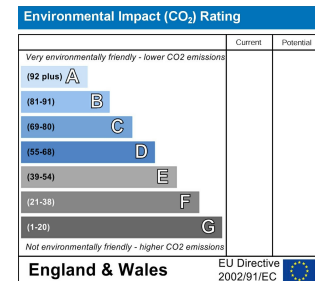
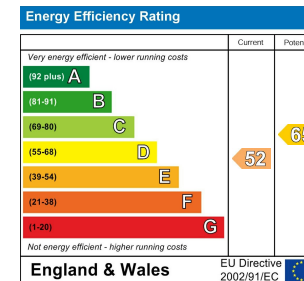
Total = 1453 sq ft / 134.9 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Hunters Property Group. REF: 1078836



Frontage

Gravel driveway with off road parking for 3 vehicles

Porch

UPVC double glazed door and windows to front, plastered painted walls, tiled flooring

Hallway

Single glazed paneled door and window to front, plastered painted walls, laminate flooring, understairs cupboard, radiator, UPVC double glazed door leading to rear garden

Reception Room

13'5" x 12'1"
UPVC double glazed window to front, plastered painted walls, laminate flooring, radiator

Kitchen

13'4" x 10'0" max
UPVC double glazed window to rear, fitted kitchen with a mix of eye level and base units, roll worktops, inset sink and drainer, space for fridge freezer, space and plumbing for washing machine, integrated oven, integrated gas hob and extractor fan, plastered painted walls, laminate flooring

Cloakroom

UPVC double glazed window to rear, low level w/c, plastered painted walls, laminate flooring

Stairs and Landing

UPVC double glazed window to rear plastered painted walls, fitted carpet

Bedroom One

13'8" max x 11'8"
UPVC double glazed window to front, plastered painted walls, fitted carpet, radiator

Bedroom Two

13'8" x 10'2" max
UPVC double glazed window to front, plastered painted walls, fitted carpet, radiator

Bedroom Three

8'8" x 8'8"
UPVC double glazed window to rear, plastered painted walls, fitted carpet, fitted cupboard, radiator

Bathroom

UPVC double glazed window to rear, bath suite comprising of: vanity sink unit with low level w/c, bath with shower over, wall mounted shower and shower screen, tiled walls, tiled flooring, wall mounted LED mirror


Garden

33'6" x 32'6"
Recently landscaped rear garden bordered by wood paneled fencing, patio area with seating, LED lighting, water feature, a mix of shrubs and plants, and fire pit, composite decked area leading to the garden room

Garden Room

36'5" max x 16'11" max
Garden room with UPVC double glazed double doors and windows to front, plastered painted walls, laminate flooring bar area, ceiling with spotlights and 3 x lantern's

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		65
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











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