



HUNTERS

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

16 Richmond Road, Romford, RM1 2DX

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Asking Price £375,000

Hunters Hornchurch are delighted to offer for sale this well presented semi detached house situated in Romford. The property comprises of: entrance hallway, lounge / dining room, fitted kitchen and bathroom. To the first floor are two double bedrooms and family bathroom. Externally, the property has paved gardens to the front and rear. There is also parking for two vehicles to the rear of the property.

The property is situated just 0.4 miles from Romford Main Line Railway Station (Crossrail) and Town Centre. Romford Town Centre is a vibrant shopping, business, leisure and entertainment centre. You will find over 400 great shops, restaurants and cafés across the town in four shopping centres, along with the traditional outdoor market. Romford's Sapphire Ice & Leisure offers a fantastic range of activities

Along with the ice rink, you can also enjoy their state-of-the-art gym and two swimming pools.

Hylands Primary School (Ofsted: Good), Concordia Academy (Ofsted: Outstanding) and The Frances Bardsley Academy for girls (Ofsted: Good) are all withing 0.5 miles.

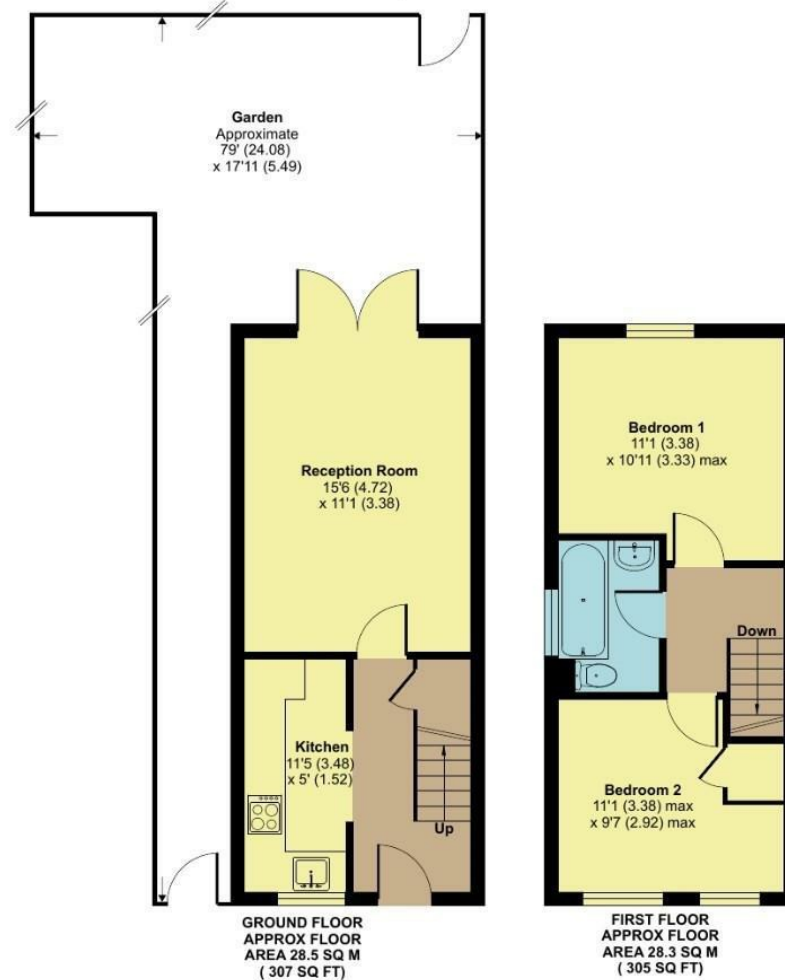
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hornchurch@hunters.com | www.hunters.com



# Richmond Road, Romford, RM1

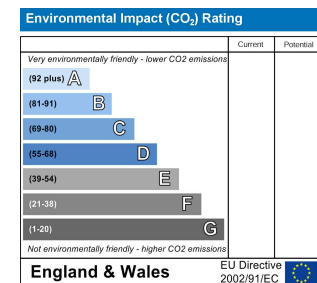
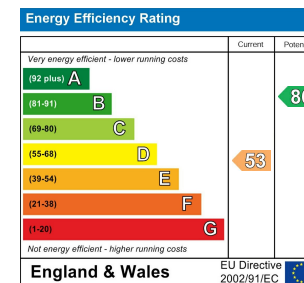
Approximate Area = 612 sq ft / 56.8 sq m

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). © nlichecom 2024. Produced for Hunters Property Group. REF: 1154380



### Front Garden

Low level wall, paved garden with pathway leading to front door

### Entrance Hallway

UPVC double glazed door, plastered painted walls, under stairs cupboard, laminate flooring, wall mounted electric heater

### Reception Room

15'6" x 11'1"

UPVC double glazed patio door to rear, plastered painted walls, laminated flooring, wall mounted electric heater

### Kitchen

11'5" x 5'

UPVC double glazed window to front, fitted kitchen with a mix of eye level and base units, roll worktops, inset sink and drainer, integrated oven, hob and extractor fan, space and plumbing for washing machine, space for fridge freezer, plastered painted walls with tiled splashback, laminate flooring

### Stairs and Landing

Plastered painted walls, fitted carpet to stairs and landing

### Bedroom One

11'1" x 10'11" max

UPVC double glazed windows to front, plastered painted walls, fitted carpet, wall mounted electric heater

### Bedroom Two

11'1" max x 9'6" max

2 x UPVC double glazed windows to front, plastered painted walls, fitted carpet, wall mounted electric heater

### Bathroom

UPVC double glazed window to side, bath suite comprising of: low level w/c, panelled bath, pedestal hand wash basin, plastered painted walls, tiled splashback, laminate flooring

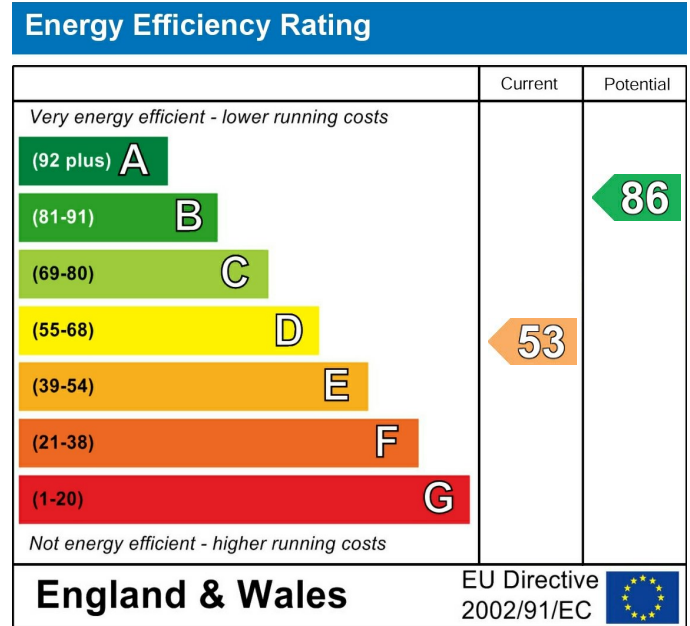
### Garden

79'0" x 17'11"

Low maintenance paved garden to rear bordered by wood panelled fencing and a wall

### Parking

Off road parking to the rear of the property for 2 vehicles



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.















