

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Amery Gardens

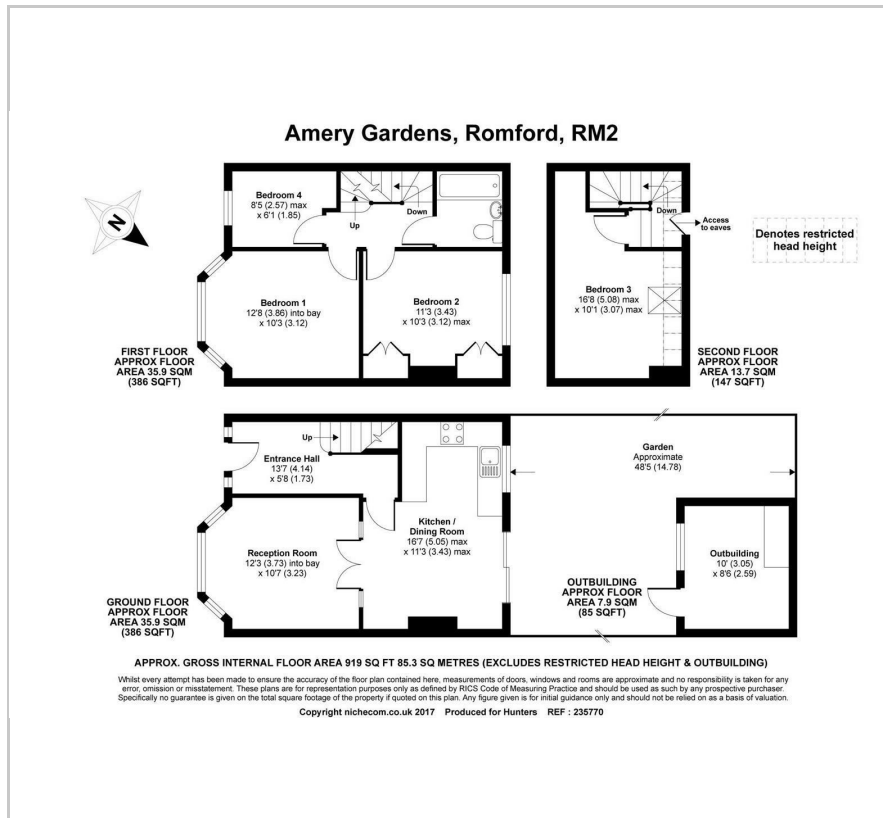
, Romford, RM2 6RS

£2,400 Per Month



Council Tax: D

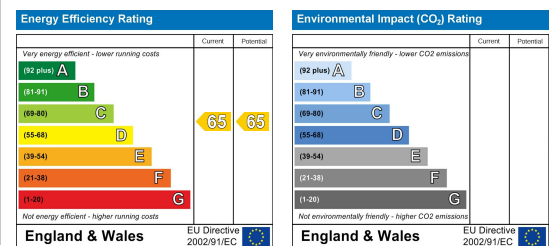
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hunters Hornchurch Office on 01708 676 120 if you wish to arrange a viewing appointment for this property or require further information.

- MID TERRACE PROPERTY
- DINING KITCHEN
- REAR GARDEN WITH OUTBUILDING
- FAMILY BATHROOM
- COUNCIL TAX BAND D
- LOUNGE
- OFF ROAD PARKING
- FOUR BEDROOMS
- EPC D
- GIDEA PARK MAINLINE STATION IS 1 MILE AWAY

Located within walking distance of Gidea Park Mainline Train Station and Crossrail, is this four bedroom, mid terrace family home.

The property comprises of: entrance hallway, lounge, fitted kitchen / dining room, four bedrooms and family bathroom.

Externally, the property has off road parking for up to 2 cars at the front and rear garden with outbuilding.

The property is within easy reach of local amenities and Ardleigh Green Infant and Junior School, as well as a variety of secondary schools.

Gidea Park Mainline Train Station and Crossrail is less than one mile away.



## MATERIAL INFORMATION

**Tenure:**  
**Lease Years Remaining:**  
**Annual Ground Rent:**  
**Review Period:**  
**Review Increase:**  
**Service Charge:**  
**Shared Ownership:**  
**Ownership Share:**

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. **THINKING OF SELLING?** 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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