



**Shepherds Close, Romford**  
Essex, RM6 5AJ

**Guide Price £275,000**





# Shepherds Close, Romford, Essex, RM6 5AJ

## DESCRIPTION

Guide Price: £275,000 - £300,000

This charming split-level maisonette features two generously proportioned double bedrooms, a fully equipped kitchen, integrated appliances, and a spacious living/dining room filled with natural light. Ideally located in the heart of Chadwell Heath, renowned for its vibrant community atmosphere, residents will appreciate the convenience of nearby amenities including local shops, parks, and seamless access to public transportation. The property also benefits from having a separate garage, ideal for parking or storage, and communal garden to the rear.

Chadwell Heath Station (Elizabeth Line) is conveniently situated within 1.1 miles from the property, offering swift connectivity to wider destinations.



## LOUNGE/DINING ROOM

15'9" x 12'2"

Two double glazed windows, laminated flooring, wall mounted radiators, access to kitchen, stairs leading to first floor.

## KITCHEN

Range of fitted wall and base units, roll top work surface, sink and drainer, integrated oven and hob with extractor hood above, tiled splash backs, double glazed window.

## SECOND FLOOR

### BEDROOM ONE

11'6" x 11'6"

Double glazed window, carpet flooring, wall mounted radiator.

### BEDROOM TWO

9'10" x 7'3"

Double glazed window, carpet flooring, wall mounted radiator.

## BATHROOM

Three piece suite comprising of panelled bath with mixer tap and shower attachment, wash basin in vanity unit, low level w.c, tiled walls, double glazed window.

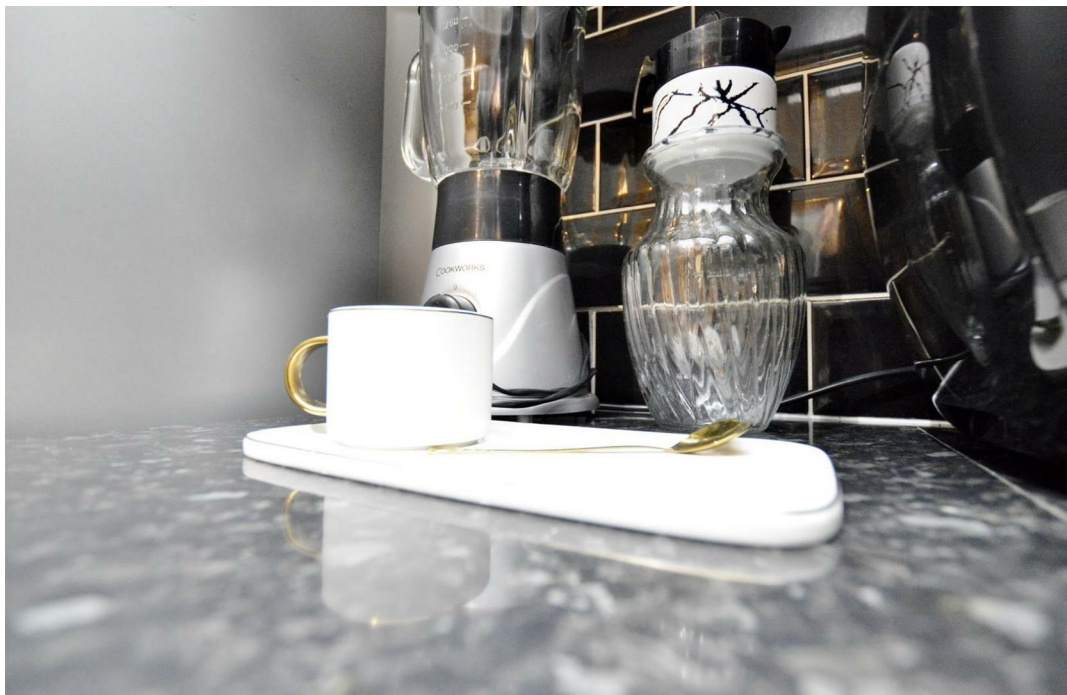
## GARAGE

Separate garage included, good for parking or storage.

## COMMUNAL GARDEN

Communal garden to rear of property.

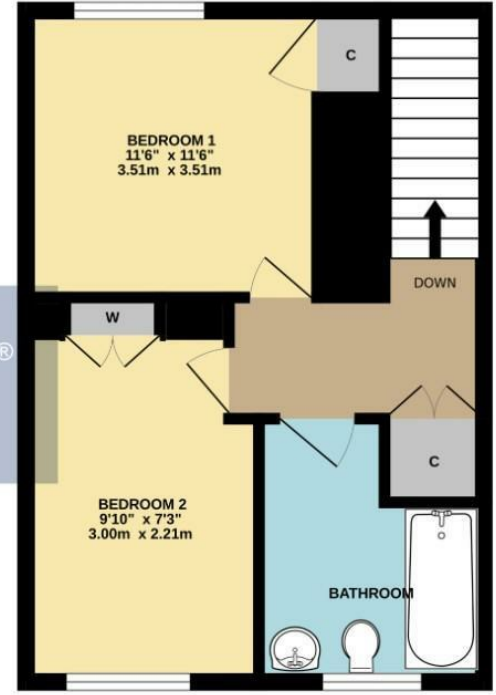
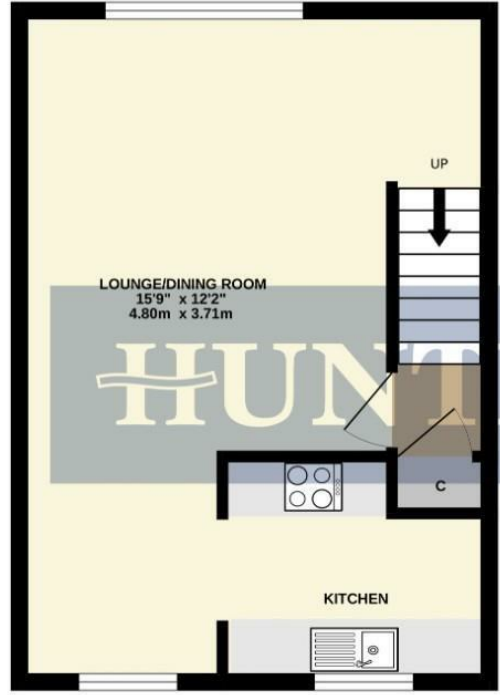
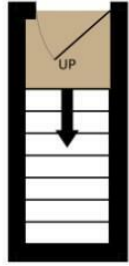




GROUND FLOOR

1ST FLOOR

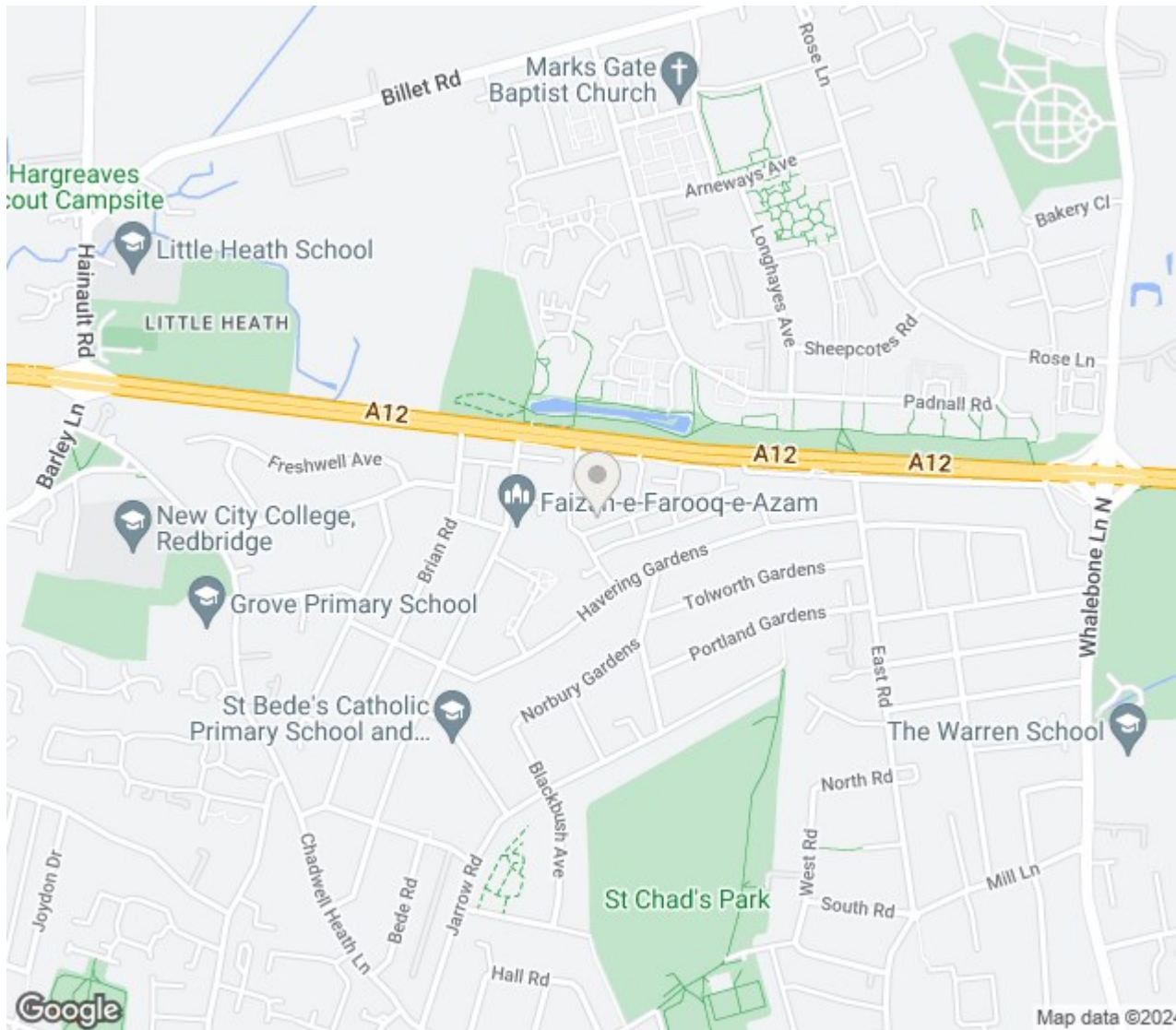
2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

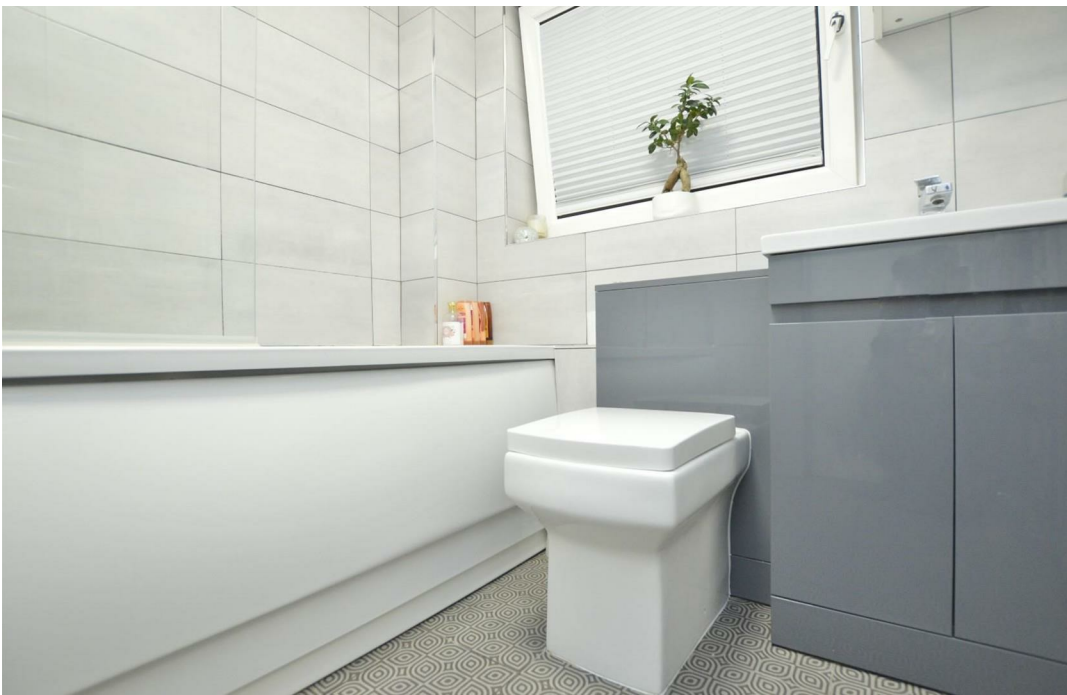
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