



Shepherds Close, Romford

Essex, RM6 5AJ

Guide Price £275,000 - £300,000



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Shepherds Close, Romford, Essex, RM6 5AJ

DESCRIPTION

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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

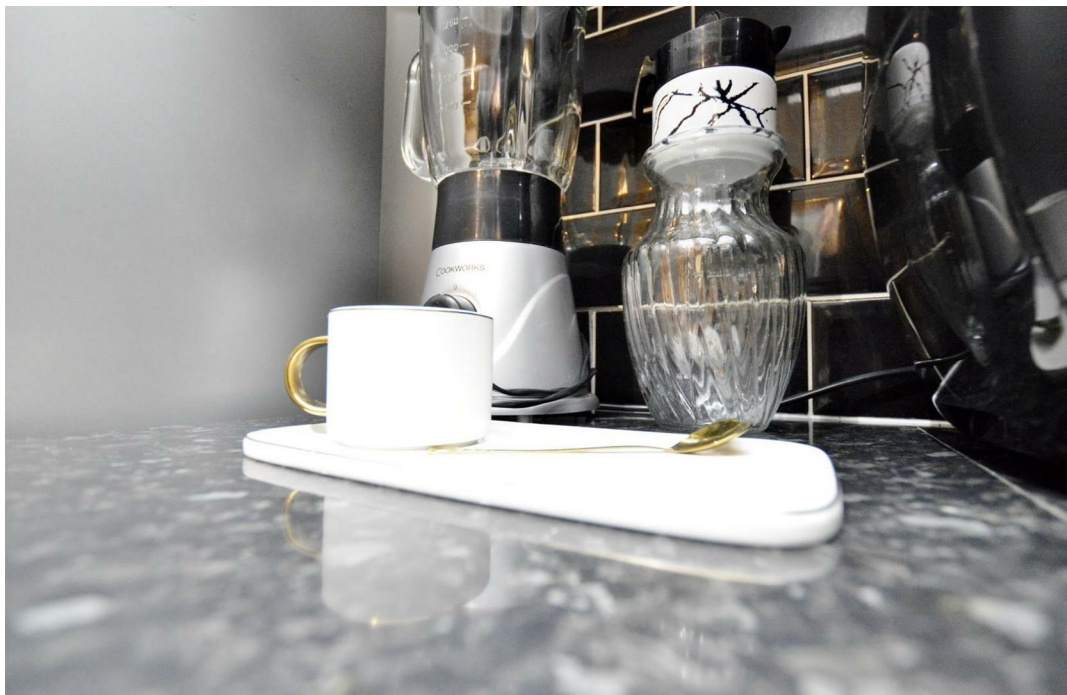
Three piece suite comprising of panelled bath with mixer tap and shower attachment, wash basin in vanity unit, low level w.c, tiled walls, double glazed window.

GARAGE

Separate garage included, good for parking or storage.

COMMUNAL GARDEN

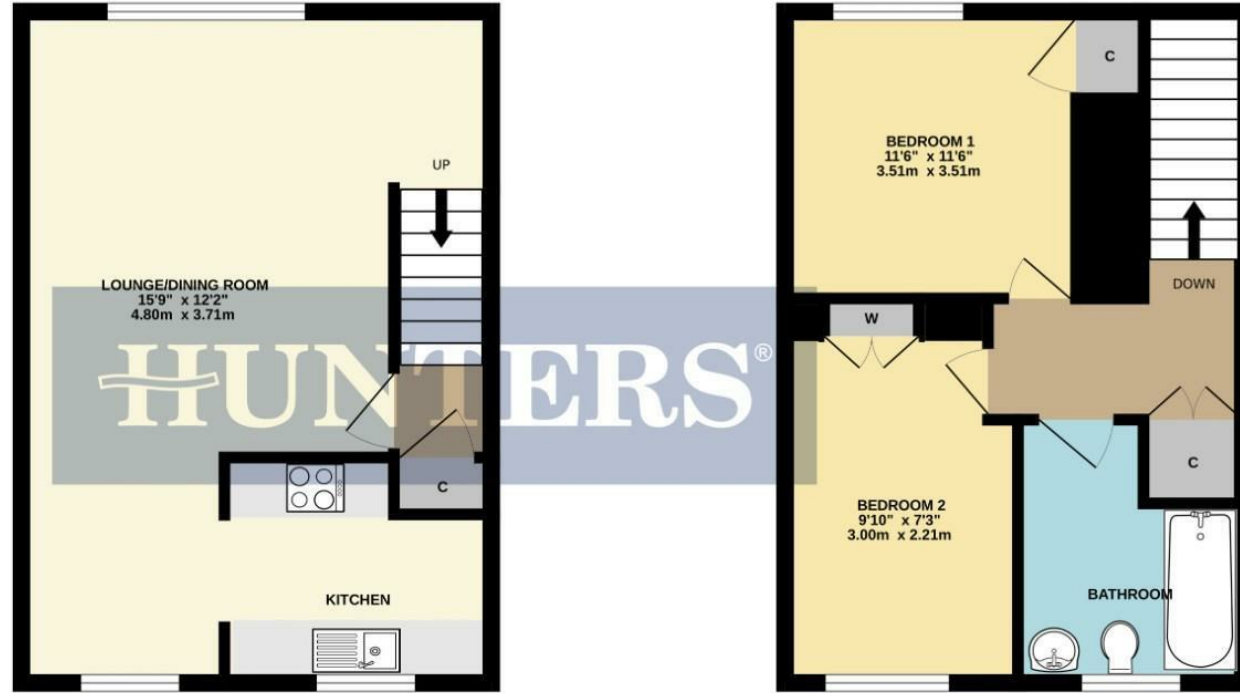
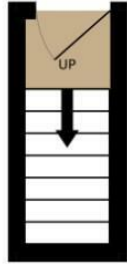
Communal garden to rear of property.



GROUND FLOOR

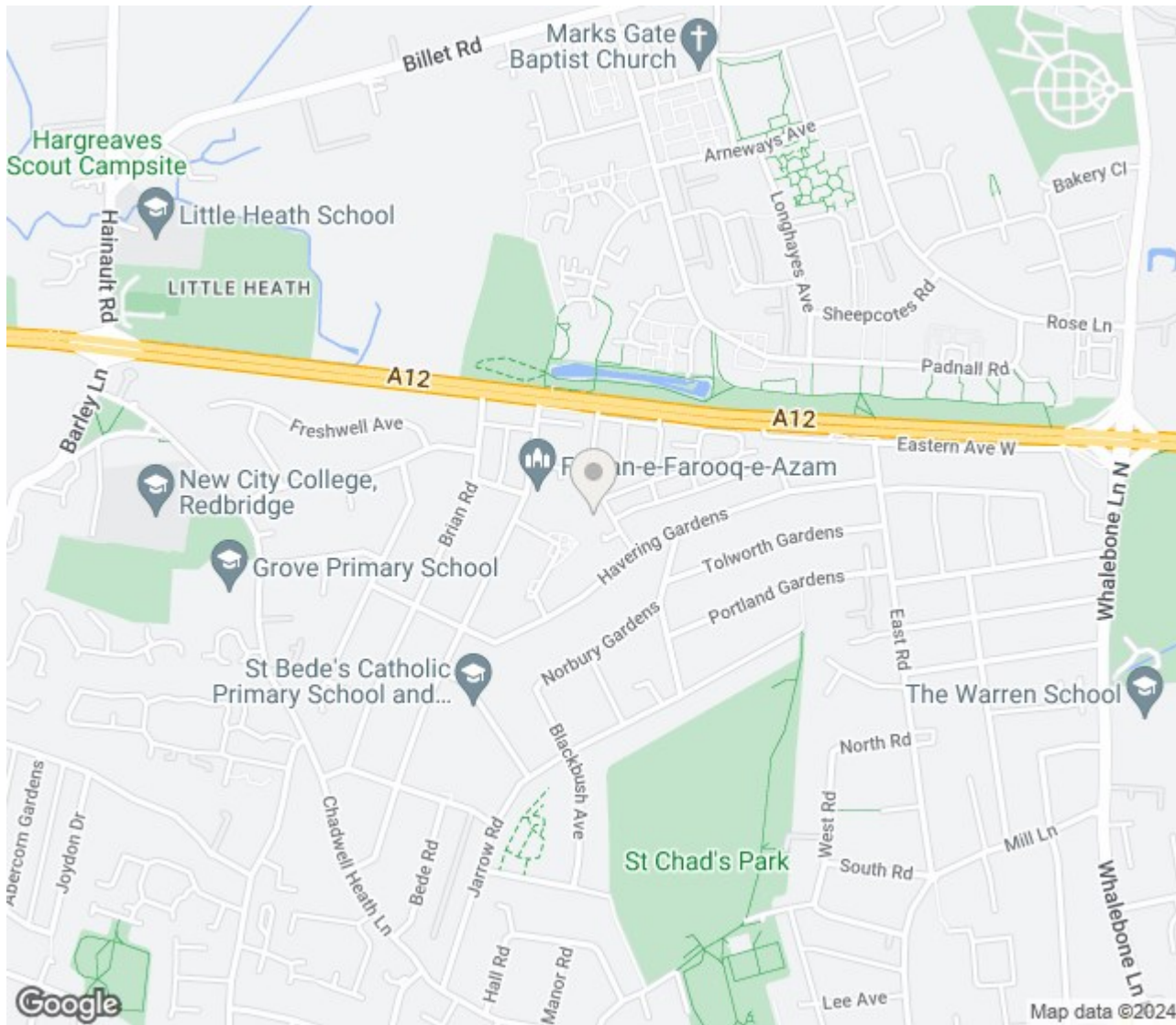
1ST FLOOR

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

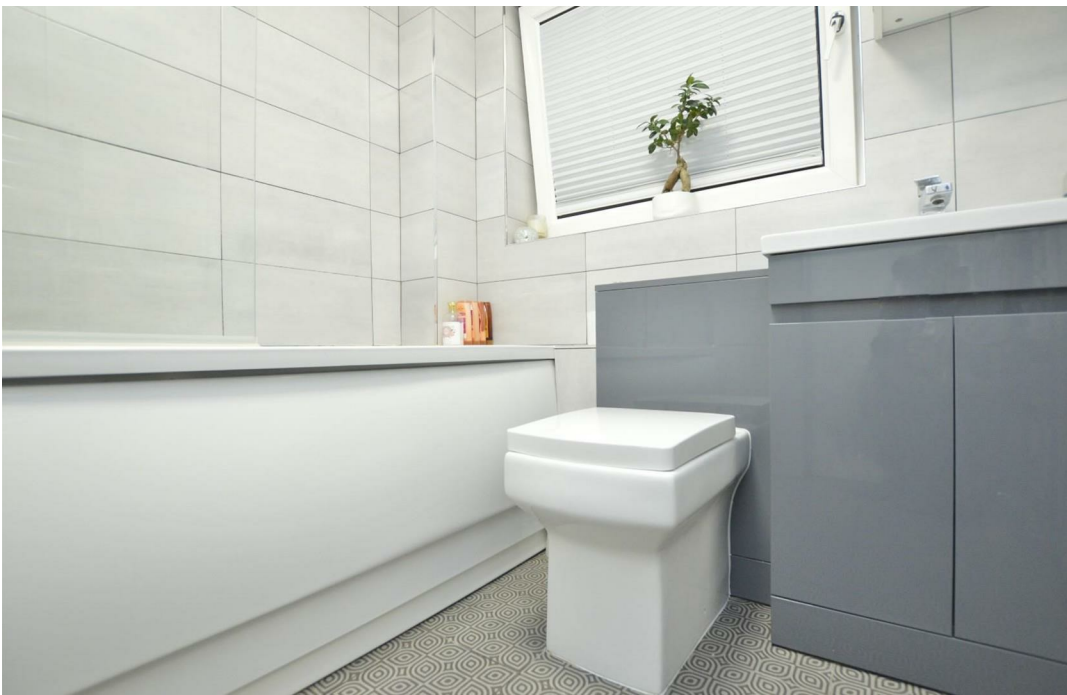
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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.