



Keith  
Ashton

Heaton Avenue,  
Romford



## 27 HEATON AVENUE

Romford, RM3 7HB

Located just under half a mile from Hilldene Primary School and having great road links onto the A12, A127 and M25 is this three-bedroom, mid terrace family home, which comes to the market with NO ONWARD CHAIN and great potential for improvement and extension into the loft space to create a further bedroom if required. The property would make a great purchase for first time buyers, commuters or investors and we recommend interested parties viewing at their earliest convenience.

- THREE BEDROOMS
- MID TERRACE FAMILY HOME
- POTENTIAL FOR IMPROVEMENT & EXTENSION
- SPACIOUS LOUNGE
- GROUND FLOOR BATHROOM
- GREAT ROAD LINKS & CLOSE TO AMENITIES
- NO ONWARD CHAIN
- EASY TO MAINTAIN REAR GARDEN

Guide Price £360,000



## Description

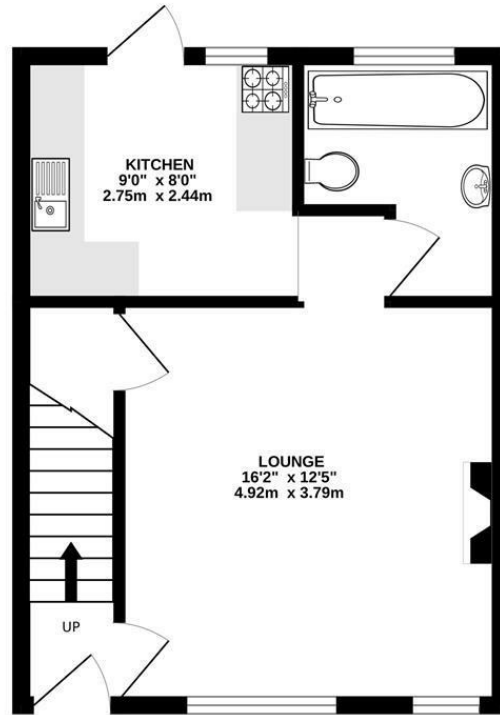
Entering the property into a small hallway where you will find stairs rising to the first floor and a door into a spacious lounge with laminate, wood strip flooring, a cosy fireplace and two windows to the front aspect bringing in ample natural lighting to this room. The lounge opens into the kitchen where there is a further door into a ground floor bathroom. The bathroom is fitted in a white suite which includes panelled bath with handheld shower attachment, pedestal wash hand basin and close coupled w.c. The kitchen provides ample storage space with white wall and base units and space for any free-standing appliances and there is a door to the rear which gives access into the garden.

Rising to the first-floor level you will find three well-proportioned bedrooms, two doubles and a single.

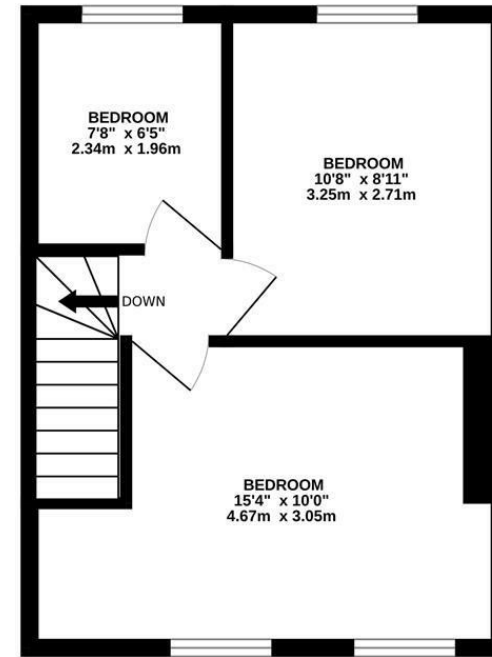
The rear garden is easy to maintain with lawned areas either side of a pathway which leads to the bottom of the garden where there is a large timber storage shed. The property has space on your own driveway for two vehicles. Viewers should note that there is no dropped kerb access to the driveway, however, neighbouring properties have obtained permission from the local council for a dropped kerb to be installed.



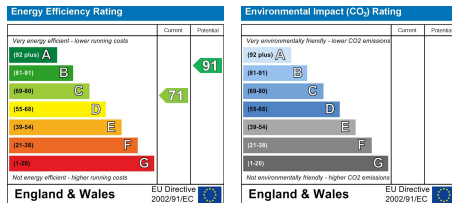
GROUND FLOOR  
328 sq.ft. (30.5 sq.m.) approx.



1ST FLOOR  
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 640 sq.ft. (59.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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### SERVICES:

Local Authority: Romford  
Council tax band: C  
Post code: RM3 7HB

### VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents

### OPENING HOURS:

Monday to Friday: 8.45AM - 6.30PM | Saturdays: 9AM - 5.30PM | Sundays: 10AM - 2PM

**MORTGAGE INFORMATION:** We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 375757 or visit our interactive website at [www.mortgagebusiness.net](http://www.mortgagebusiness.net)



We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website [www.keithashton.co.uk](http://www.keithashton.co.uk)

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