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today on 01268 777400**



Eaton Drive, Romford Guide price £550,000

Aspire Estate Agents are delighted to introduce this spacious and versatile four-bedroom semi-detached home, perfectly positioned on the ever-popular Eaton Drive in Collier Row. Just moments from the High Street and offering excellent access to local amenities, well-regarded schools, and transport links, this property is ideal for families and buyers seeking flexible accommodation, including a self-contained annex and an impressive 90ft rear garden.

The main house is arranged over two floors and offers generous proportions throughout. The ground floor includes a welcoming entrance hallway leading to a bright front-facing lounge, a spacious dining room, and a well-appointed kitchen with access to the garden. A ground-floor double bedroom with fitted wardrobes and a guest WC provides added flexibility for those looking for single-level living or guest space. Upstairs, three further well-proportioned bedrooms are served by a stylish family bathroom, complete with a jacuzzi bath and a separate shower cubicle, offering both luxury and practicality.

To the rear, the expansive garden is a standout feature, measuring approximately 90ft and providing ample space for outdoor entertaining, gardening, or further potential (STPP). At the end of the garden sits a fully self-contained annex, thoughtfully laid out with a lounge area, kitchen, bathroom, and a separate bedroom—perfect for extended family, older children, guests, or even potential rental use.

Location-wise, this home is ideally placed. You're just off Collier Row High Street, with an array of shops, restaurants, and everyday amenities close by. Families will benefit from being within a one-mile radius of four well-regarded schools, while commuters have excellent bus routes connecting directly to Romford Station and Underground links, offering easy access to Central London.

Ground Floor

Hallway

20 x 4 (6.10m x 1.22m)

Lounge

14 x 11 (4.27m x 3.35m)

Dining Room

16 x 11 (4.88m x 3.35m)

Kitchen

13 x 9 (3.96m x 2.74m)

W/C

Ground Floor Bedroom

14 x 6 (4.27m x 1.83m)

First Floor

Master Bedroom

13 x 10 (3.96m x 3.05m)

Bedroom 2

12 x 10 (3.66m x 3.05m)

Bedroom 3

10 x 10 (3.05m x 3.05m)

Family Bathroom

Garden

90 (27.43m)

Outbuilding

GROUND FLOOR



1ST 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 Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



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