



East Road, Romford, RM6 6YT

Guide Price £515,000



# East Road

Romford, RM6 6YT

- EPC RATING D
- Two reception rooms
- Two shower rooms
- Close to A12
- Five bedrooms
- Kitchen
- Spacious garden
- Off street parking

GUIDE PRICE £515,000 to £550,000

Sandra Davidson are privileged to offer this well-maintained, middle-terrace family home on a much sought-after turning in Chadwell Heath. The property features two receptions and a fitted kitchen on the ground floor with four bedrooms and two bathrooms with a separate WC. The property is close to A12 giving further access to London. The property is situated on a quiet residential turning within the outstanding Warren Junior School catchment and with easy access to transport and road links. Viewings are highly recommended to avoid disappointment.



Guide Price £515,000



## ENTRANCE

RECEPTION ONE 14'2" x 12'5" (4.33m x 3.81m)

RECEPTION TWO 12'7" x 10'8" (3.84m x 3.26m)

DINING AREA 12'8" x 9'1" (3.88m x 2.79m)

KITCHEN 19'4" x 7'10" (5.91m x 2.39m)

CLOAK ROOM 5'5" x 2'10" (1.67m x 0.88m)

## STAIRS TO FIRST FLOOR

BEDROOM ONE 13'11" x 11'0" (4.26m x 3.37m)

BEDROOM TWO 12'4" x 11'0" (3.77m x 3.37m)

BEDROOM THREE 7'7" x 5'10" (2.33m x 1.79m)

SHOWER ROOM 8'6" x 4'9" (2.60m x 1.47m)

## STAIRS TO SECOND FLOOR

BEDROOM FOUR 10'4" x 8'9" (3.16m x 2.68m)



BEDROOM FIVE  
SHOWER ROOM  
EXTERIOR  
AGENTS NOTE

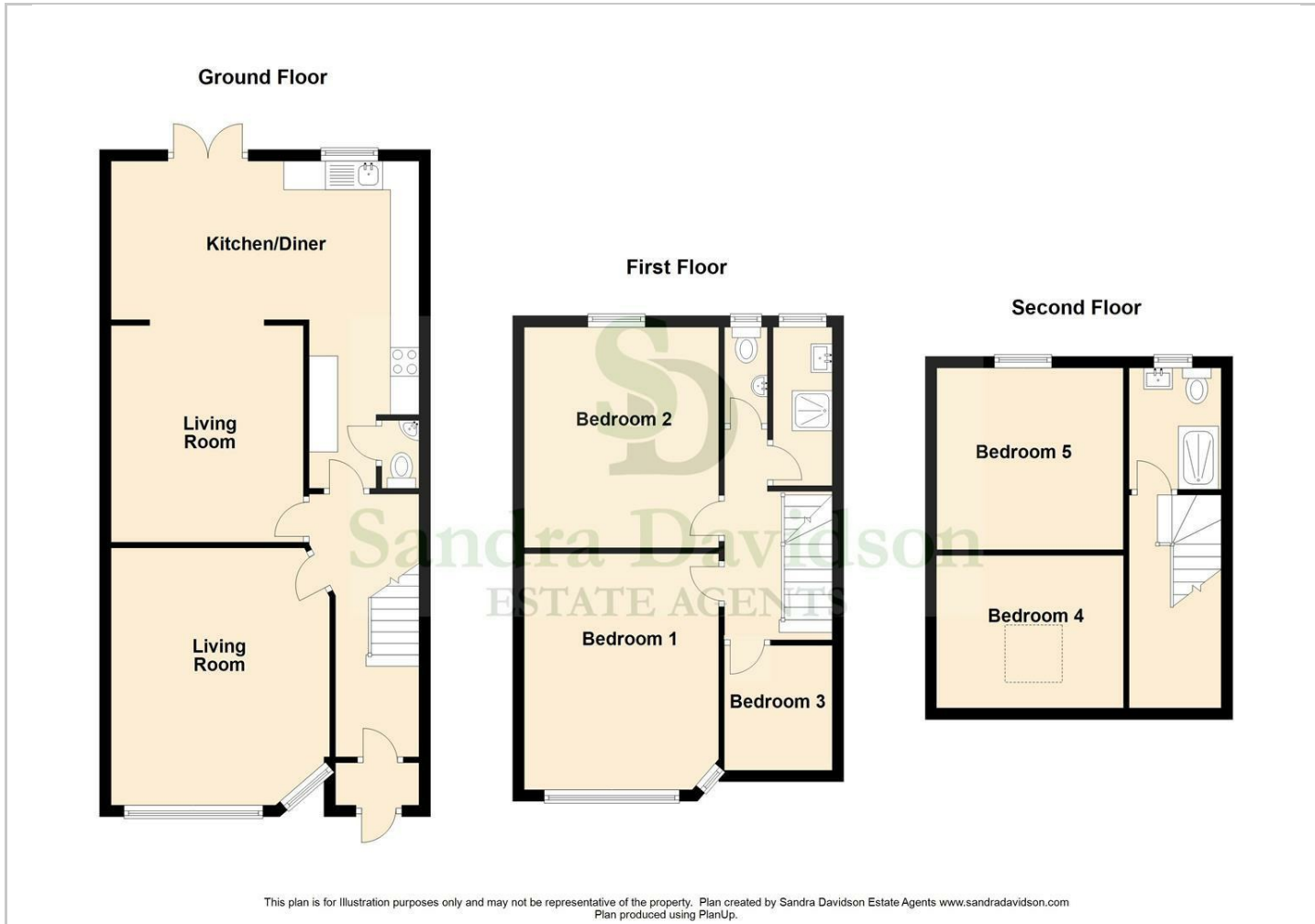
10'5" x 10'4" (3.20m x 3.16m)  
6'11" x 4'11" (2.11m x 1.51m)

Directions

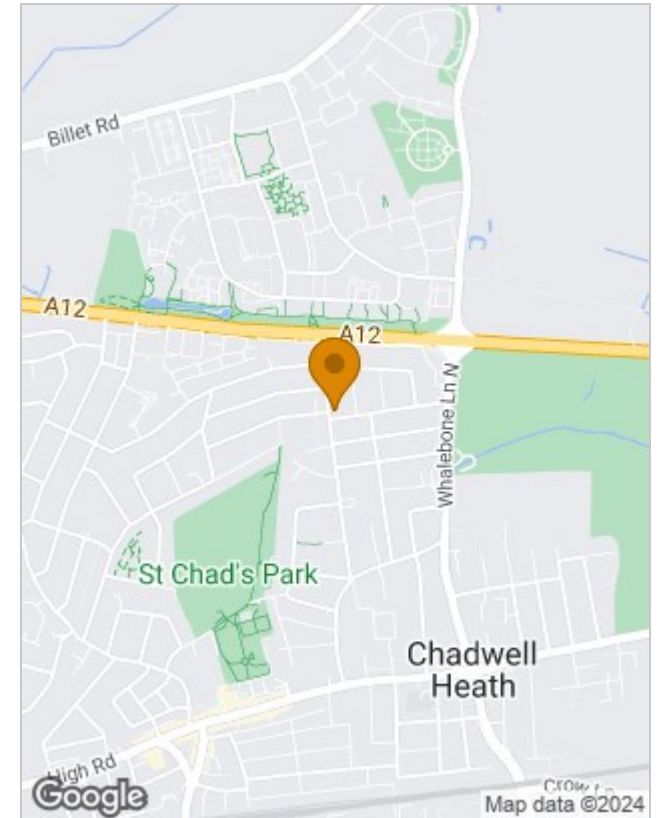




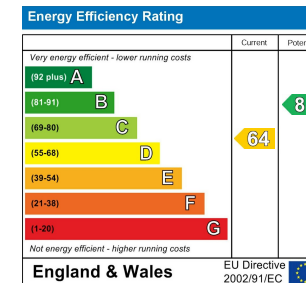
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Seven Kings Sales Office on 020 8597 7372 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.