



White Hart Lane, Romford, RM7 8LD

£295,000





White Hart Lane

Romford, RM7 8LD

- EPC - TBC
- SECOND FLOOR
- GREAT FOR FIRST TIME PURCHASE OR INVESTMENT
- GAS CENTRAL HEATING
- GREAT CONDITION
- TWO DOUBLE BEDROOMS
- BALCONY
- COMMUNAL GARDEN
- GAS COOKER

Nestled in the desirable area of White Hart Lane, Romford, this charming second-floor flat offers a delightful living experience. Boasting two spacious double bedrooms, this purpose-built property is perfect for individuals or small families seeking comfort and convenience.

Upon entering, you will find a well-appointed reception room that provides a welcoming space for relaxation and entertainment. The flat is in great condition throughout, featuring double glazing that ensures a peaceful atmosphere and gas central heating for those cooler months.

The separate kitchen is equipped with a gas cooker, making it ideal for culinary enthusiasts who enjoy preparing meals at home. Ample storage options throughout the flat allow for easy organisation, ensuring that your living space remains tidy and functional.

One of the standout features of this property is the lovely balcony, which offers a perfect spot to unwind and enjoy the fresh air. Whether you wish to sip your morning coffee or enjoy an evening drink, this outdoor space adds a delightful touch to your home.

With its excellent location, this flat is well-connected to local amenities and transport links, making it an ideal choice for those who value both comfort and accessibility. This property truly represents a wonderful opportunity to secure a lovely home in a sought-after area.

£295,000



COMMUNAL ENTRANCE

STORAGE UNIT IN COMMUNAL AREA

7'10" x 4'3" (2.39m x 1.31)

ENTRANCE TO FLAT

RECEPTION ROOM

16'2" x 11'6" (4.94m x 3.51m)

KITCHEN

11'5" x 8'8" (3.48m x 2.65m)

BEDROOM ONE

13'1" x 11'6" (4.01m x 3.52m)

BEDROOM TWO

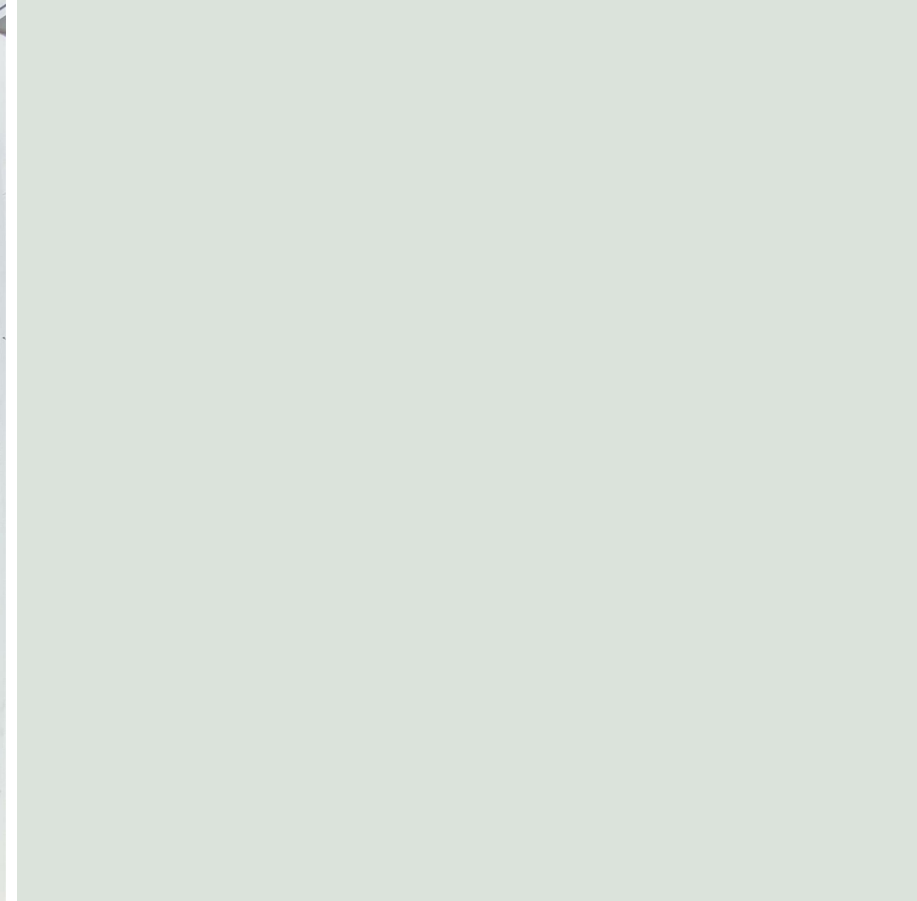
12'2" x 8'5" (3.72m x 2.57m)

BATHROOM

6'5" x 5'6" (1.96m x 1.70m)

COMMUNAL GARDEN

AGENTS NOTE

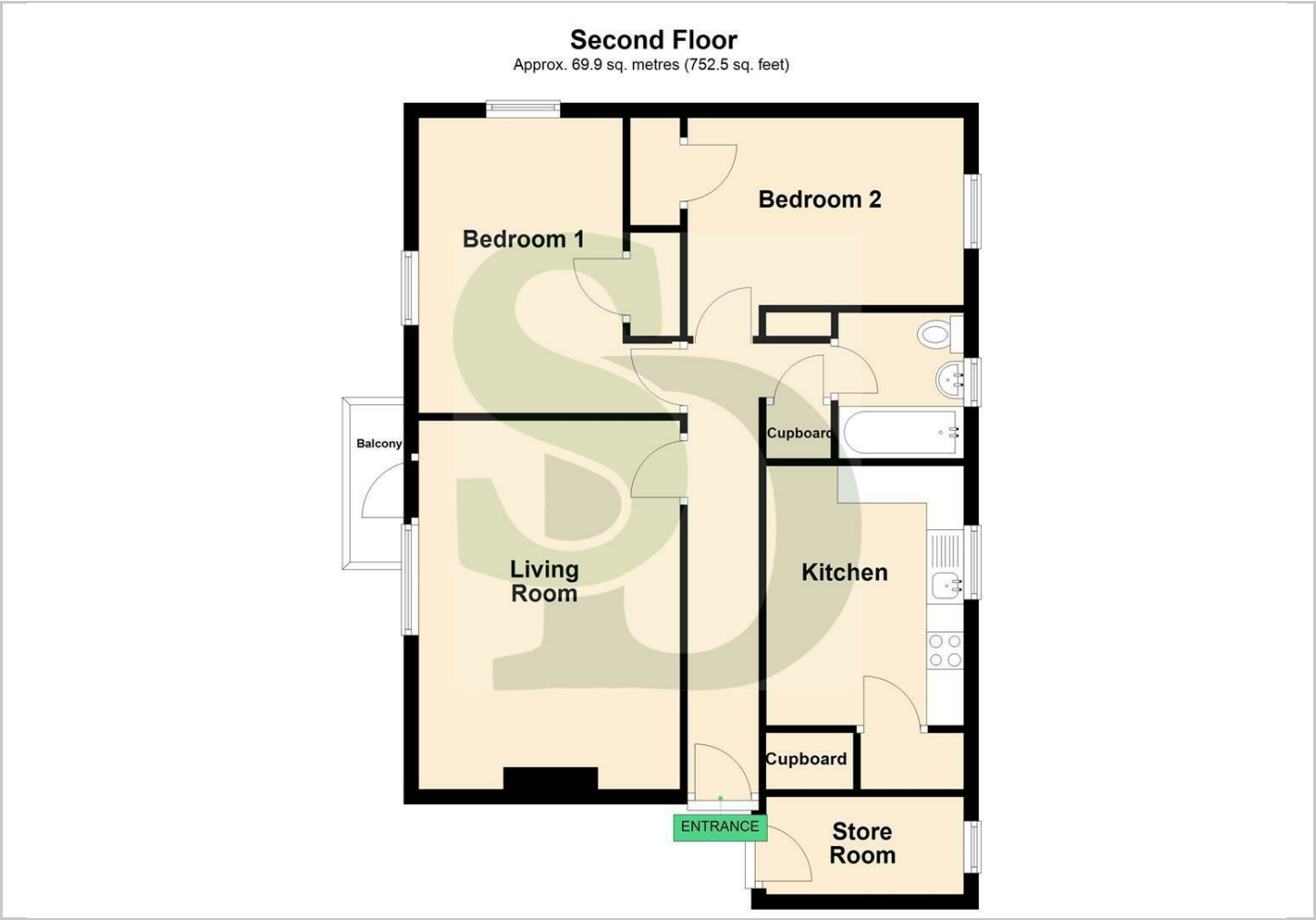


Directions





Floor Plans



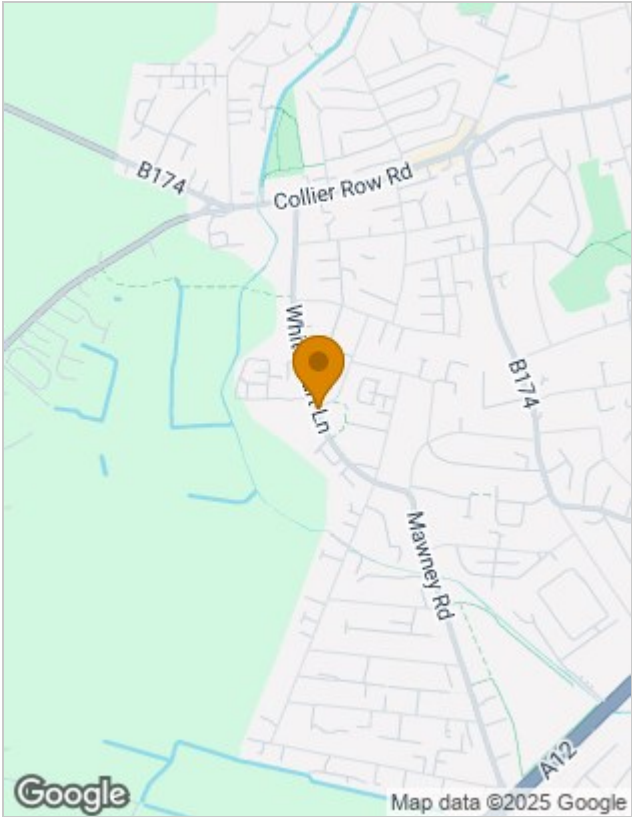
Viewing

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.

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Location Map



Energy Performance Graph

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		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC