

# HUNTERS<sup>®</sup>

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## Millbrook Gardens

Chadwell Heath, Romford, RM6 6RP

£275,000



Located in a much sought after area offering easy access to High Road and all local amenities is this two bedroom first floor maisonette. Internally the property boasts two spacious bedrooms, living room with separate kitchen and bathroom. The property further benefits from its own section of rear garden and garage. The property is offered to the market chain free making it an ideal first time purchase or buy to let investment.

AGENT NOTE - PLEASE BE AWARE THAT A GRANT OF PROBATE IS REQUIRED BEFORE EXCHANGE OF CONTRACTS CAN TAKE PLACE. NO TIMEFRAME HAS BEEN SET FOR THE PROBATE TO BE GRANTED AT THIS STAGE. CONTACT THE OFFICE FOR FURTHER INFORMATION.

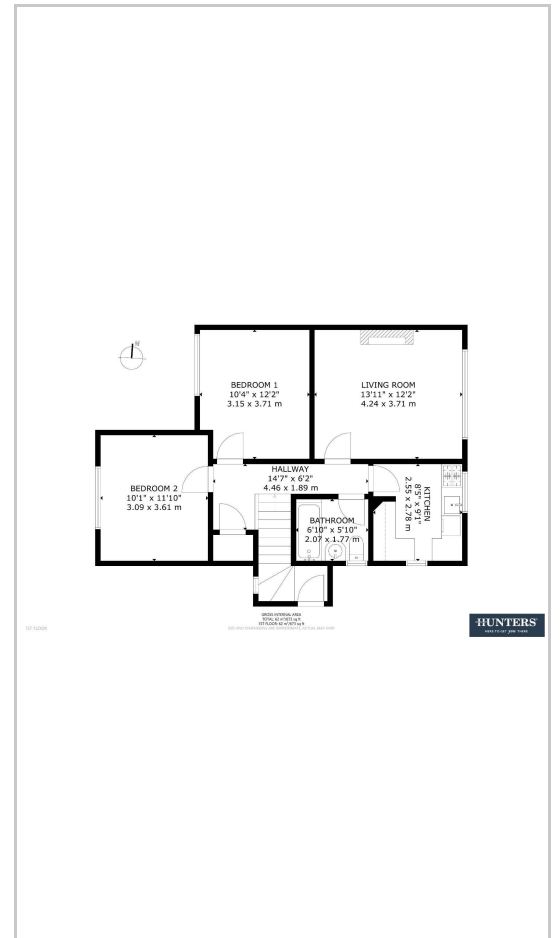


Living Room 13'11 x 12'2 (4.24m x 3.71m )  
 Kitchen 9'1 x 8'5 (2.77m x 2.57m)  
 Bedroom One 12'2 x 10'4 (3.71m x 3.15m )  
 Bedroom Two 11'10 x 10'1 (3.61m x 3.07m )  
 Bathroom 6'10 x 5'10 (2.08m x 1.78m )

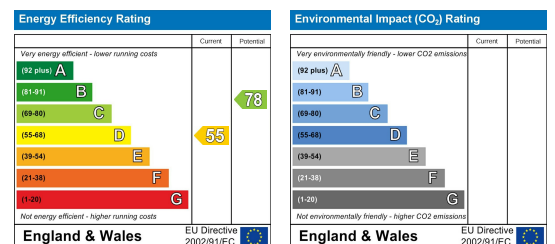
## Area Map



## Floor Plans



## Energy Efficiency Graph



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. **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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