



Canon Avenue, , Romford, RM6 5RR

- THREE BEDROOM
- TWO RECEPTION ROOMS
- FIRST FLOOR BATHROOM
- LARGE REAR GARDEN
- CHAIN FREE

- SEMI DETACHED HOUSE
- CONSERVATORY
- OFF STREET PARKING
- SIDE ENTRANCE
- REDBRIDGE BOROUGH

Guide Price £450,000

Canon Avenue, , Romford, RM6 5RR



GUIDE PRICE £450,000- £475,000 Nestled in the desirable Canon Avenue, Chadwell Heath, RM6, this charming 1938-built semi-detached house is a gem waiting to be discovered. Boasting two reception rooms, three bedrooms, and a first-floor bathroom, this property offers a comfortable living space spread across 960 sq ft.

The allure of this residence is further enhanced by its additional features. Imagine relaxing in the conservatory, hosting gatherings in the two reception rooms, or having the convenience of off-street parking.

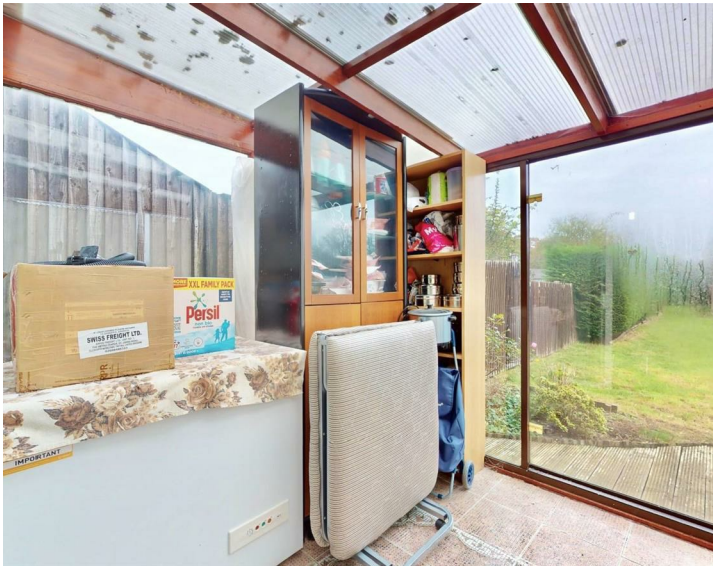
Situated in the sought-after Redbridge Borough, this house not only provides a warm and welcoming atmosphere but also offers a prime location with easy access to local amenities, schools, and transport links.



Whether you are looking for an ideal family home or a lucrative buy-to-let investment opportunity, this property ticks all the boxes. Offered chain-free, this house is ready to become the backdrop to your new chapter. Don't miss out on the chance to make this house your home sweet home.



Canon Avenue, , Romford, RM6 5RR



Porch

Hallway

Living Room
14'5 x 11'1

Dining Room
13'1 x 9'0

Kitchen
9'5 x 6'4

Conservatory
8'8 x 7'5

Bedroom One
14'5 x 10'8

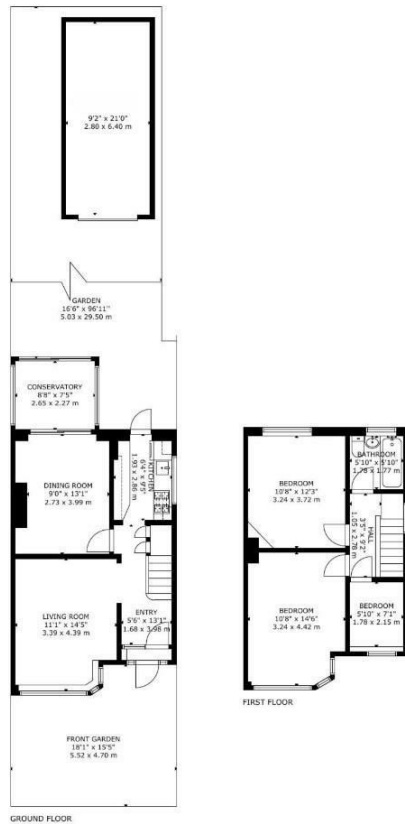
Bedroom Two
12'3 x 10'8

Bedroom Three
7'1 x 5'10

Bathroom
5'10 x 5'10

Garden
9'6'11

Garage
21'0 x 9'2



GROSS INTERNAL AREA
 TOTAL: 89 m²/960 sq.ft.
 GROUND FLOOR: 48 m²/521 sq.ft. FIRST FLOOR: 41 m²/439 sq.ft.
 EXCLUDED AREAS: GARAGE: 18 m²/193 sq.ft. FRONT GARDEN: 23 m²/246 sq.ft.
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Viewings

Please contact chadwell.heath@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



6 Tudor Parade, Chadwell Heath, RM6 6PS
 Tel: 020 8150 6001 Email: chadwell.heath@hunters.com <https://www.hunters.com>

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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	

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.

