



## Westfield Gardens, , Romford, RM6 4BY

- THREE BEDROOM
- FIRST FLOOR BATHROOM
- OFF STREET PARKING FOR TWO VEHICLES
- REDBRIDGE BOROUGH
- EASY ACCESS TO ALL LOCAL AMENITIES

- END OF TERRACE HOUSE
- GROUND FLOOR W.C
- FREEHOLD
- SOUGHT AFTER LOCATION
- IDEAL FIRST TIME PURCHASE OR BUY TO LET INVESTMENT

**Guide Price £400,000**





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GUIDE PRICE £400,000- £425,000 Nestled in the desirable Westfield Gardens of Chadwell Heath, this charming end-terrace house presents an excellent opportunity for first-time buyers or savvy investors. Built in 2002, this freehold property boasts 728 square feet of living space, featuring three bedrooms and a comfortable reception room, making it a perfect starter home.

The layout includes a convenient first-floor bathroom and a ground-floor W.C., ensuring practicality for everyday living. The property is further enhanced by off-street parking for two vehicles, a valuable asset in this sought-after area. The rear garden, accessible via a side entrance, offers a private outdoor space for relaxation or gardening enthusiasts. Furthermore, the property has the potential for a loft conversion (subject to planning permission) making it an ideal property for the growing family.



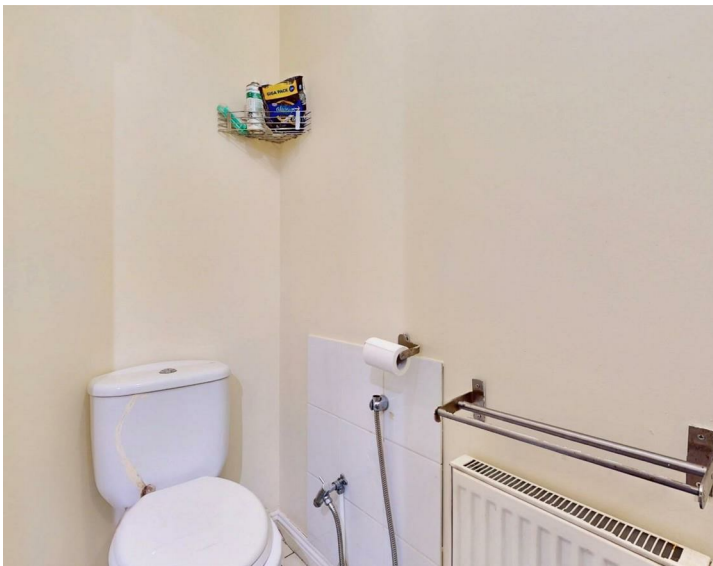
Situated within the Redbridge borough, this home enjoys easy access to a variety of local amenities, including the nearby Chadwell Heath and Goodmayes stations, making commuting a breeze. The area is known for its community spirit and convenience, providing everything you need within reach.

Additionally, the property has a modest annual service charge of £153.30, which contributes to the upkeep of communal areas, ensuring a well-maintained environment for all residents. This well-presented home is not only a delightful place to live but also a sound investment opportunity in a thriving neighbourhood. Don't miss your chance to make this lovely house your new home.





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Hallway

Ground Floor W.C

Living/Dining Room  
16'5 x 12'9

Bedroom One  
10'4 x 9'2

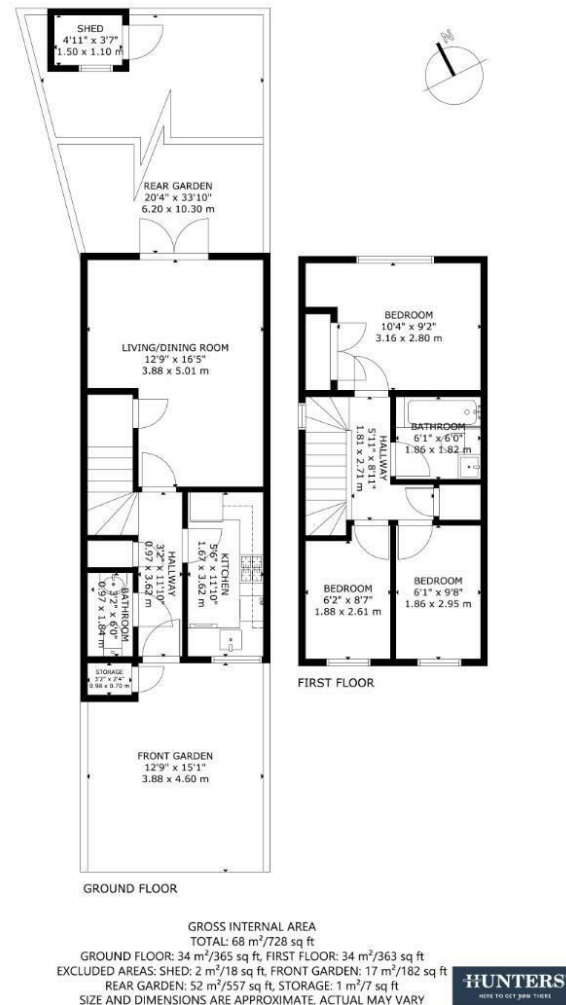
Kitchen  
11'10 x 5'6

Bedroom Two  
9'8 x 6'1

Bedroom Three  
8'7 x 6'2

First Floor Bathroom  
6'1 x 6'0

Rear Garden  
approx 35'0



### Viewings

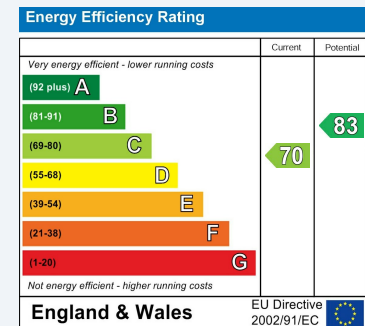
Please contact [chadwell.heath@hunters.com](mailto:chadwell.heath@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

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

## 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.



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.