



## 4 NEWHOUSE AVENUE

ROMFORD, RM6 5ND

£2,250

An immaculately, newly refurbished three bedroom terraced house, situated within this quiet residential turning.

The property comprises of a separate reception, high specification bespoke fully fitted kitchen complete, three good sized bedrooms, modern bathroom, private rear garden and street parking.

Newhouse Avenue, is well placed for schools, supermarkets, local shops.

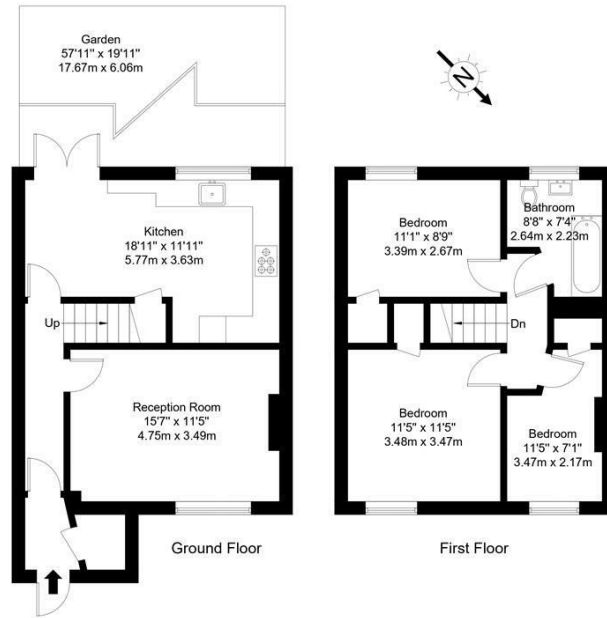
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# Newhouse Ave, RM6 5ND

Approx Gross Internal Area = 88.6 sq m / 954 sq ft

Garden = 107 sq m / 1152 sq ft

Total = 195.6 sq m / 2105 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		68	74
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hemmingfords Lettings & Sales  
Second Floor  
34 Upper Street  
London  
N1 0PN

020 3890 7470  
info@hemmingfords.co.uk  
www.hemmingfords.co.uk

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