

## Hillfoot Avenue, Romford, RM5 3LH

- Three Bedrooms
- No Onward Chain
- In Need Of Modernisation
  - Driveway For 2 Cars
    - Extended
    - 150' Garden
- 1.6 Miles to Romford Station
  - Detached Garage

**£550,000 - Freehold - Council Tax: D**

# Hillfoot Avenue

Romford, RM5 3LH



## Reception Room

23'7 x 15'1 (7.19m x 4.60m)

Double glazed bay window to front, gas fireplace, radiator, carpet.

## Kitchen/ Breakfast Room

20'7 x 9'9 (6.27m x 2.97m)

Double glazed frosted window to side, double glazed window to rear, wall and base units, suspended timber flooring.

## Dining Room

15'2 x 8'7 (4.62m x 2.62m)

Double glazed French doors to rear, double glazed window to rear, double glazed door to rear, radiator, carpet.

## Utility Cupboard

6'5 x 5'0 (1.96m x 1.52m)

Plumbing for washing machine and tumble dryer, carpet.

## Bathroom

10'8 x 8'1 (3.25m x 2.46m)

Panelled bath, shower cubicle, low level WC, wash hand basin, storage cupboard, carpet.

## Bedroom One

13'3 x 12'9 (4.04m x 3.89m )

Double glazed window to front, built in wardrobe, radiator, carpet.

## Bedroom Two

12'8 x 12'2 (3.86m x 3.71m )

Double glazed window to rear, carpet, radiator.

## Bedroom Three

12'1 x 6'4 (3.68m x 1.93m)

Double glazed window to rear, radiator, carpets.

## W/C

7'1 x 6'3 (2.16m x 1.91m)

Window to side, low level WC, wooden flooring.

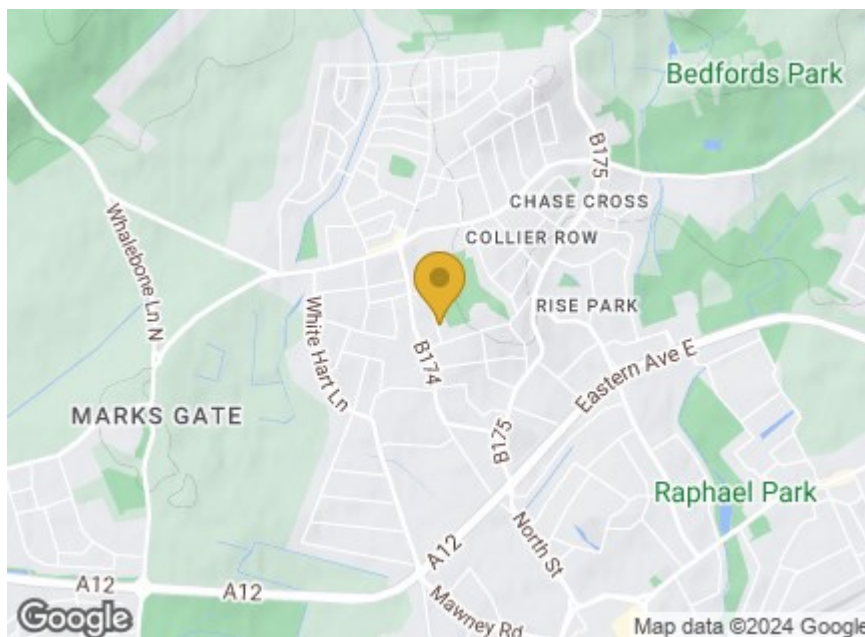
## Garden

150' (45.72m )

Part paved and part laid to lawn, shed.

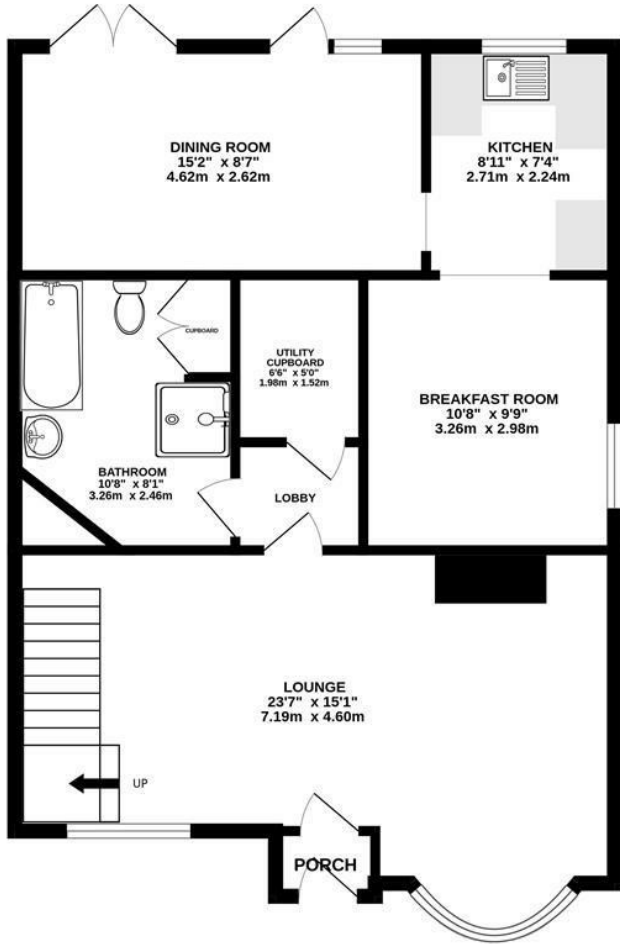
## Driveway/ Garage

Paved driveway for two cars, Detached garage with power via shared access road.

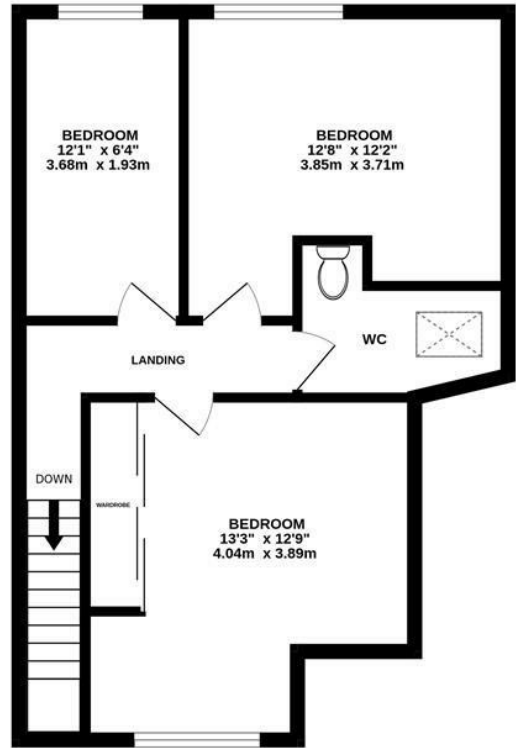




**GROUND FLOOR**  
742 sq.ft. (69.0 sq.m.) approx.



**1ST FLOOR**  
474 sq.ft. (44.0 sq.m.) approx.



**TOTAL FLOOR AREA : 1216 sq.ft. (113.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Material Information:  
Council Tax Band: D  
Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>81</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	