



Rush Green Road, Romford, RM7 0NJ

- Terrace House
- Three Bedrooms
- Scope to Extend Rear & into Loft STPP
- 84' South-Easterly Facing Rear Garden
 - Detached Garage via Service Road
- 31 Min Walk to Romford Station (source: google maps)
 - Double Glazed Windows & Gas Central Heating

£425,000 - Freehold - Council Tax: D

Rush Green Road

Romford, RM7 0NJ



Entrance Hall

Entrance door, two double glazed windows. Smooth ceiling, stairs to first floor, cupboard under stairs, radiator with thermostatic valve, carpet.

Reception Room

13'3 x 11'5 max sizes (4.04m x 3.48m max sizes)
Double glazed bay window. Smooth ceiling, radiator, dado rail, carpet.

Kitchen/Dining Room

17'2 x 10'6 (5.23m x 3.20m)
Double glazed door and windows to rear garden. Smooth ceiling, radiator with thermostatic valve, dado rail, range of base and eye level wall cabinets with worktops, four burner stainless steel gas hob with integrated oven beneath and overhead extractor, stainless steel sink, part tiled walls, wall mounted boiler, laminate flooring.

First Floor Landing

Smooth ceiling, access to loft, carpet.

Bedroom One

13'3 x 11'2 max sizes (4.04m x 3.40m max sizes)
Double glazed bay window. Smooth ceiling, radiator with thermostatic valve, carpet.

Bedroom Two

11' x 10'6 max sizes (3.35m x 3.20m max sizes)
Double glazed window. Smooth ceiling, radiator with thermostatic valve, hardwood flooring.

Bedroom Three

7'4 x 5'9 (2.24m x 1.75m)
Double glazed window. Smooth ceiling, radiator with thermostatic valve, carpet.

Bathroom

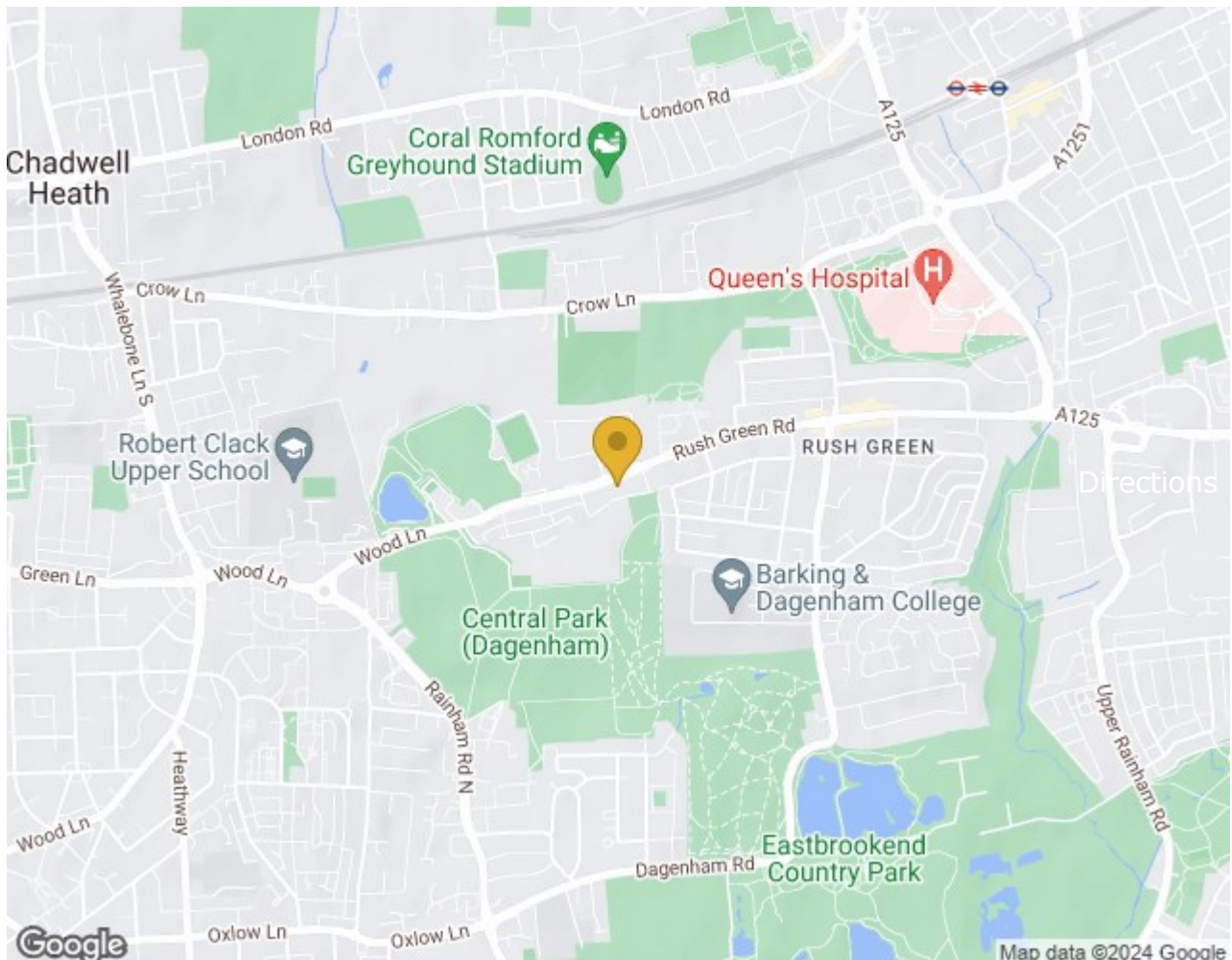
5'9 x 5'4 (1.75m x 1.63m)
Double glazed window. Smooth ceiling, part tiled walls, panelled bath, pedestal wash basin, low level wc, heated towel rail, vinyl flooring.

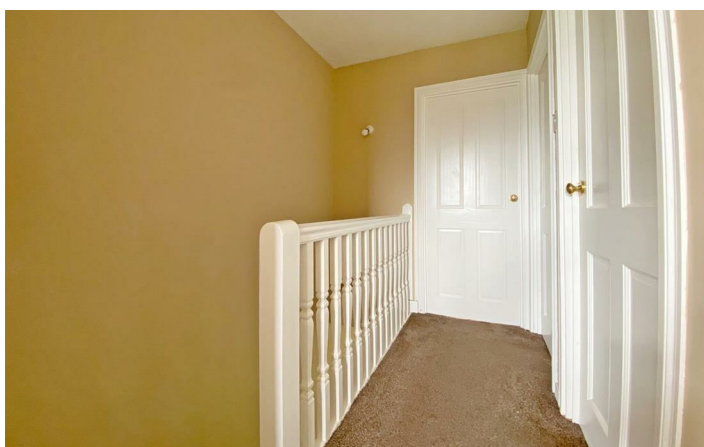
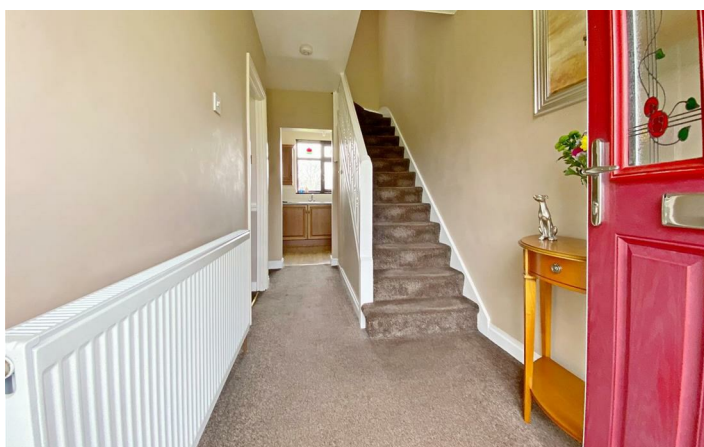
Rear Garden - South-Easterly Facing

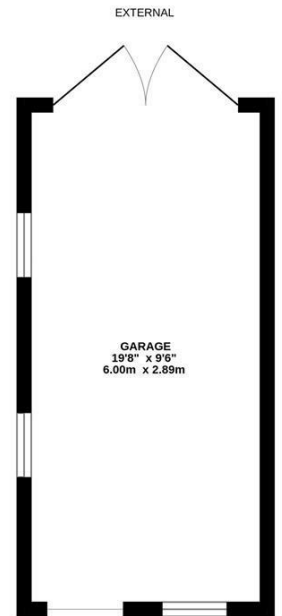
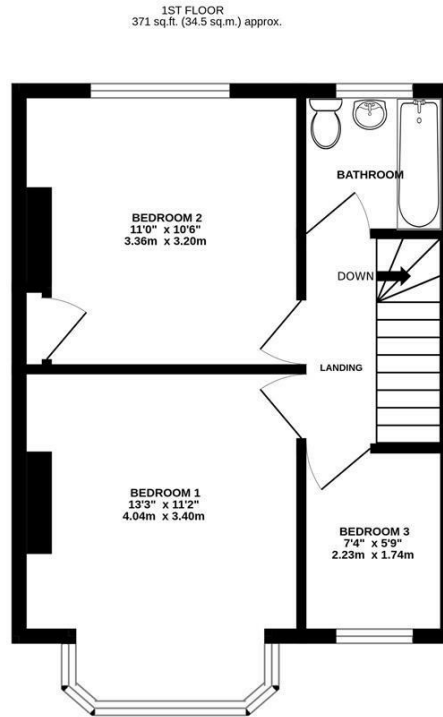
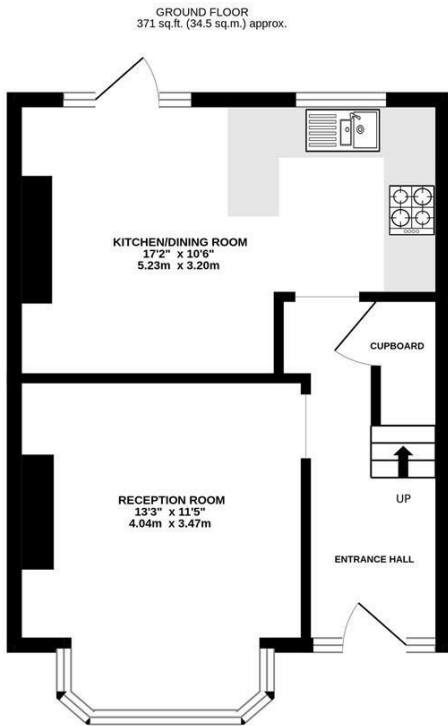
84' approx. (25.60m approx)
Hardstanding seating area to the direct rear of the property with the remainder laid to lawn. Detached garage at far end of the garden.

Detached Garage

19'8 x 9'6 (5.99m x 2.90m)
Accessed via rear service road. Pedestrian access from garden at vehicle access from service road. Windows.







TOTAL FLOOR AREA : 742 sq.ft. (68.9 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.
Made with Metropix ©2024

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Material Information:
Council Tax Band: D
Tenure: Freehold

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B				(91-91) B			
(69-80) C				(89-90) C			
(55-68) D				(55-63) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	89	England & Wales		EU Directive 2002/91/EC	62