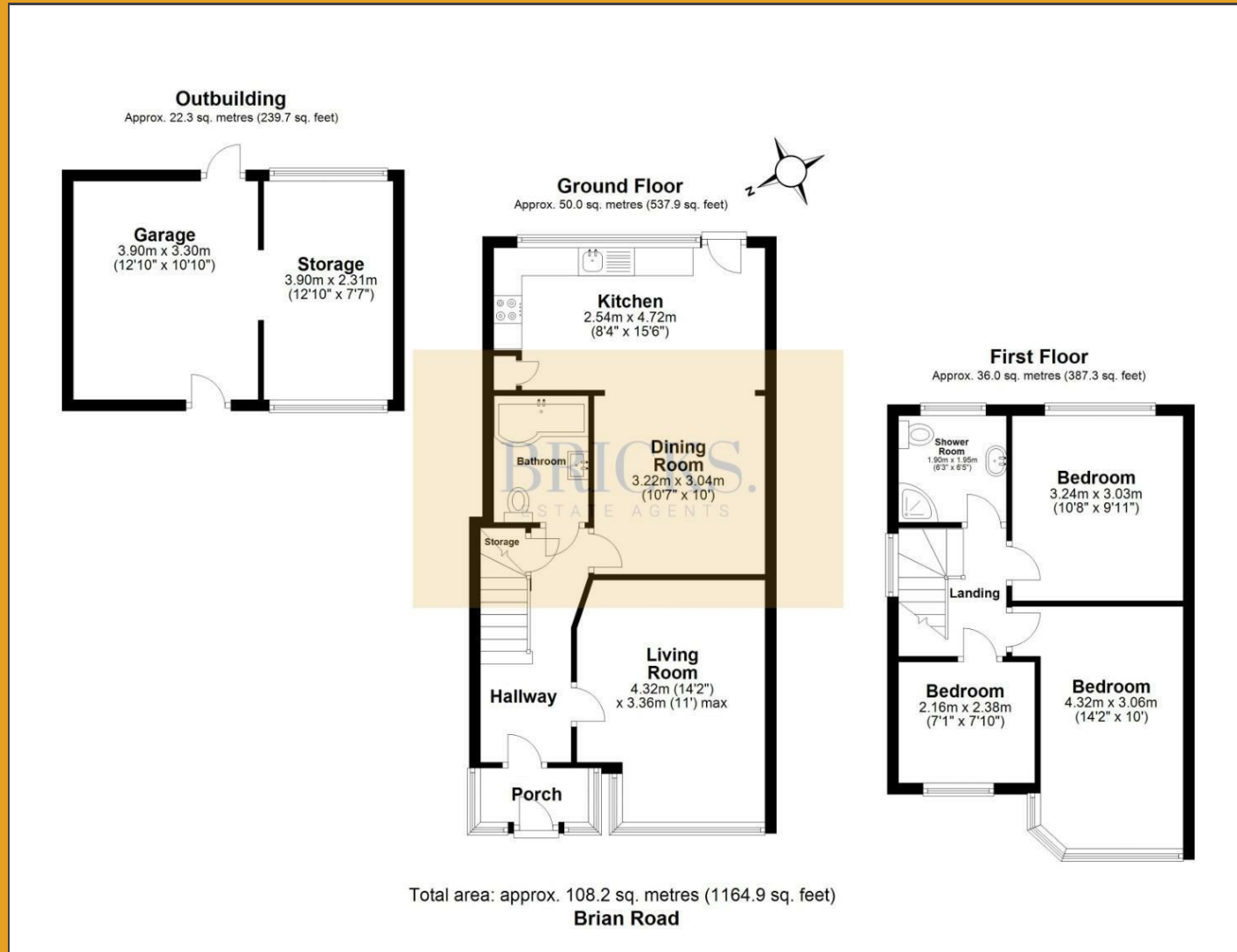


# Floor Plan

# BRICKS.

ESTATE AGENTS



£525,000

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.

## Contact Us

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- hello@bricksestateagents.co.uk
- Crate 29 15 Oakwood Hill Industrial Estate, Loughton, Essex, IG10 3TZ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## 32 Brian Road, Romford, RM6 5DA

Bricks Estate Agents are proud to present this beautifully presented three-bedroom, end-terraced house on the highly sought-after Brian Road in Romford. This home offers not only stylish and comfortable living but also the convenience of being in one of Romford's most vibrant and well-connected areas.

Located in the heart of Romford, this property is ideal for families and professionals alike. It's just a short walk from a range of highly-rated schools, including both primary and secondary options, making the morning school run a breeze. For shopping and everyday needs, you're within easy reach of Romford Town Centre, which boasts a variety of retail stores, supermarkets, cafes, and restaurants, offering everything from local convenience to leisure.

Transport links are another major perk of this location. With Romford Station close by, commuting into Central London is seamless, thanks to fast links via the Elizabeth Line and Overground services. The property also benefits from excellent road connections with the A12 and M25 nearby, ensuring easy access to the wider Essex area and beyond.

For those who enjoy outdoor spaces, there are plenty of local parks and green spaces nearby, perfect for weekend strolls or family outings. The Queens Hospital is also conveniently located just a short drive away, adding to the practical advantages of this prime location.

Bricks Estate Agents invite you to discover this wonderful home in an area that truly offers the best of both worlds—tranquil suburban living with all the modern conveniences and excellent connectivity right at your doorstep. Contact us today to arrange a viewing and experience life in this fantastic Romford location.

# 32 Brian Road, Romford, RM6 5DA



- \*Open Day Sunday 20th October Appointment Based Booking Only\*
- End Of Terraced
- Short Walk To Highly Regarded Schools
- Large Garden Perfect For Families
- Outbuilding Including Garage And Storage Shed
- Three Bedrooms & Two Bathrooms
- Off Road Parking (Driveway)
- Fantastic Transport Links Into Central London
- Kitchen Diner Bright And Inviting
- Contact Us Now To Arrange Viewing Before It's Too Late

**Living Room**  
14'2" x 11'0" (4.32 x 3.36)

**Dining Room**  
10'6" x 9'11" (3.22 x 3.04)

**Kithcen**  
8'3" x 15'5" (2.54 x 4.72)

**Bedroom One**  
14'2" x 10'0" (4.32 x 3.06)

**Bedroom Two**  
10'7" x 9'11" (3.24 x 3.03)

**Bedroom Three**  
7'1" x 7'9" (2.16 x 2.38)

**Shower Room**  
6'2" x 6'4" (1.90 x 1.95)

**Garage**  
12'9" x 10'9" (3.90 x 3.30)

**Outbuilding Storage**  
12'9" x 7'6" (3.90 x 2.31)



**Directions**