

# DURDEN & HUNT

INTERNATIONAL



## Manor Road, Romford RM1

Offers In Excess Of £800,000

- Good Transport Links
- Large Kitchen Diner
- Additional Reception Room
- Off Road Parking And Garage
- Four Bedrooms
- Downstairs WC
- Garden
- Two Bathrooms, One Being En Suite

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# Manor Road, Romford RM1

Good Transport Links - Off Road Parking And Garage - Garden - Large Kitchen Diner - Four Bedrooms - Two Bathrooms, One Being En Suite - Additional Reception Room - Downstairs WC



Council Tax Band: D



This spacious four bedroom home in Romford is ideal for a growing family who are looking for good transport links and a place to call their own.

One of the standout rooms of this tastefully decorated home is the bright, modern kitchen diner which features sleek cabinetry, a number of windows and skylights and two dedicated doors leading to the garden, making it an ideal space for hosting and entertaining guests. The impressive kitchen has underfloor heating, Neff appliances and quartz worktops. An additional large reception room with two statement fireplaces is currently used as a living room and a downstairs WC optimises the ground floor.

On the first floor four well proportioned bedrooms, one with a luxuriously contemporary en suite, are complemented by a spacious family bathroom with bath and shower.

We are advised the heating system has been renewed.

Externally the property boasts off road parking and a garage for added convenience.

To the rear a large garden, with patio and lawn areas, currently features a shed and provides a great space for enjoying the fresh air.

Ideally located for local shops, schools and amenities it has excellent transport links including the A12, A127, Gidea Park's Elizabeth Line and Romford's train station offering both overground and Elizabeth Line services. The surrounding areas also offer good access to open green spaces to immerse yourself in the great outdoors.

Contact Durden & Hunt for a viewing!

Council Tax D Havering

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These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts or signing of a tenancy agreement. Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included. On occasion photographs may be owner supplied. On most occasions features and facilities of a property are owner advised and potential buyers/tenants are advised to confirm these. Please note that service charge, ground rent and lease lengths are subject to change, and the information we have supplied was true at time of instruction. References to the tenure, lease length, ground rent and service charges for any property are based on information supplied by the seller, buyers are advised to obtain verification of these stated figures from their solicitor before purchasing. Any mention of planning potential or planning permission is based on the current owners opinion, a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or professional advice, unless otherwise stated. Any reference to distance to stations, amenities or schools are taken from portal estimated distances, buyers are advised to do their own research on distances. Buyers/Tenants must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Durden & Hunt are a proud member of The Property Ombudsmen.

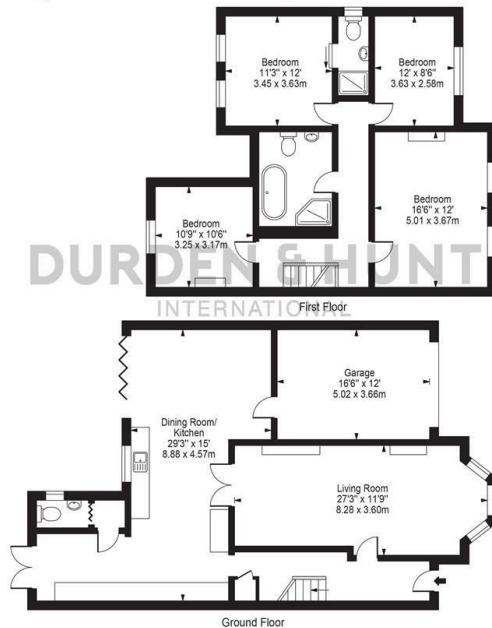








Manor Road  
 Approx. Total Internal Area 1943 Sq Ft - 180.51 Sq M  
 (Including Garage)  
 Approx. Gross Internal Area Of Garage 198 Sq Ft - 18.37 Sq M



For Illustration Purposes Only - Not To Scale

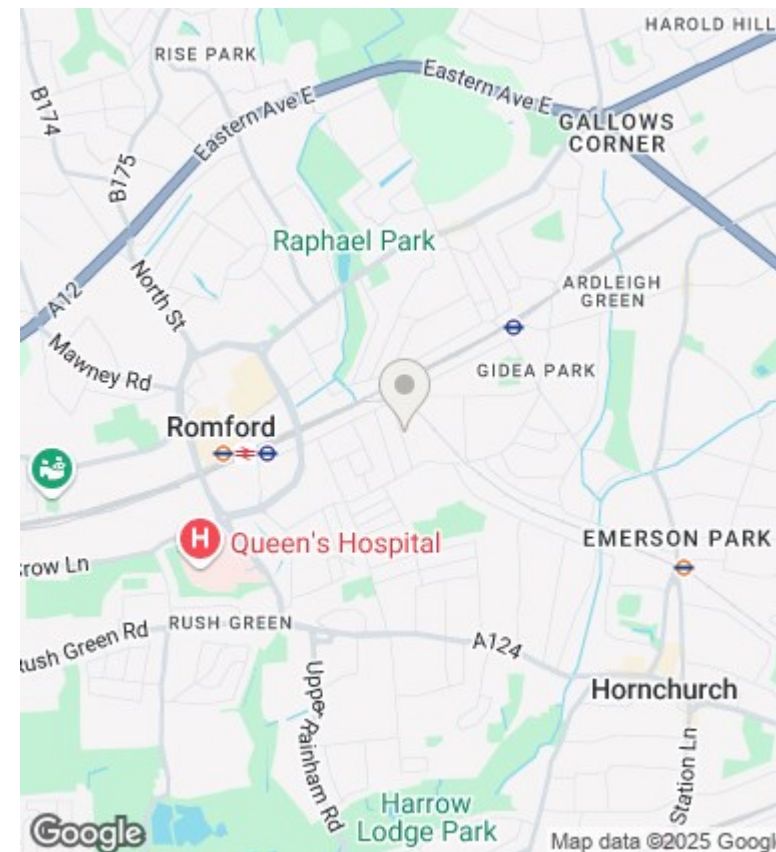
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## Viewings

Viewings by arrangement only. Call 01708 202 777 to make an appointment.

## Council Tax Band

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(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		
England & Wales	EU Directive 2002/91/EC	