

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

159 High Street, Hornchurch, Essex, RM11 3YD
01708 202 777

hornchurch@durdenandhunt.co.uk
<https://www.durdenandhunt.co.uk>

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

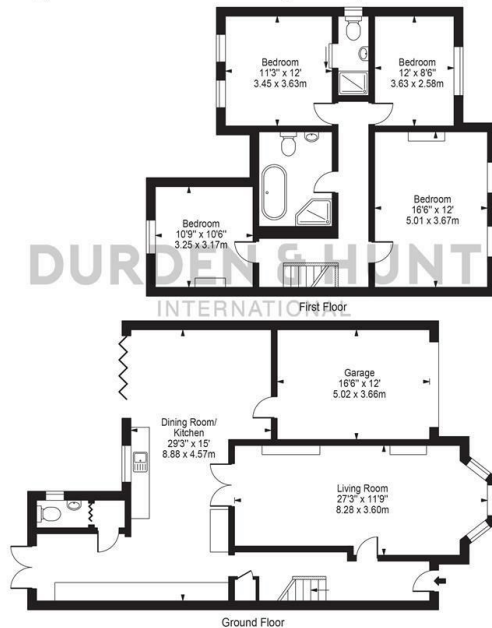
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Manor Road
 Approx. Total Internal Area 1943 Sq Ft - 180.51 Sq M
 (Including Garage)
 Approx. Gross Internal Area Of Garage 198 Sq Ft - 18.37 Sq M



For Illustration Purposes Only - Not To Scale

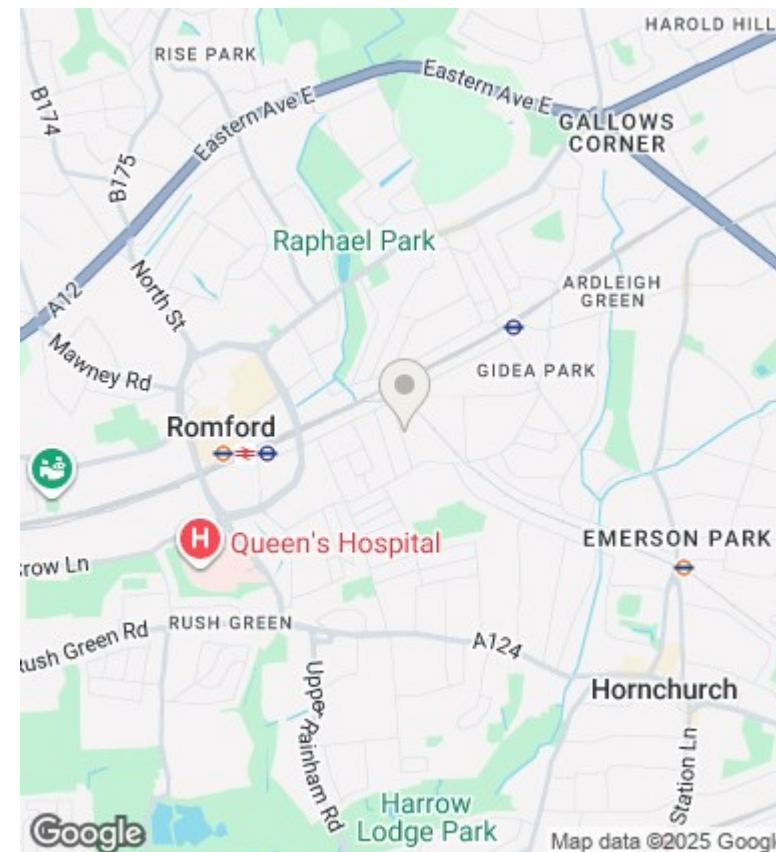
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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) A		69
(81-91) B		
(69-80) C		
(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 