

DURDEN & HUNT

INTERNATIONAL



George Street, Romford RM1

Offers In Excess Of £425,000

- Guide Price £425,000 - £450,000
- Garden With Outbuilding
- Dining Room
- Ideally Located
- Modern Kitchen
- Separate Living Room
- Excellent Transport Links
- Contemporary Bathroom
- Two Bedrooms

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George Street, Romford RM1

Ideally Located - Excellent Transport Links - Garden With Outbuilding - Modern Kitchen - Contemporary Bathroom - Dining Room - Separate Living Room - Two Bedrooms



Council Tax Band: C



This charming two bedroom, end of terrace home has been well maintained and is ideally located for an abundance of amenities available in Romford including great transport links to Central London.

On the ground floor of this well kept home the modern kitchen provides direct access to the garden and links to the separate dining room. Further a generous living room creates a place for relaxing after a long day.

Upstairs the large primary bedroom is complemented by a second bedroom and an updated modern family bathroom with bath and shower.

The current owner advises central heating has been installed at the property.

Externally the property benefits from a paved front garden and side access. To the rear a good sized garden features lawn and patio areas ideal for enjoying some fresh air and an alfresco meal. Within the garden a store cupboard and an outbuilding, offering a variety of uses depending on your needs, can also be found.

Ideally located for local shops and amenities, including in Romford shopping centre, and a number of well regarded schools. It has excellent transport links such as the A12, M25 and Romford's overground and Elizabeth Line which offer direct access to Central London.

Internal viewing is highly recommended; contact Durden and Hunt for a viewing.

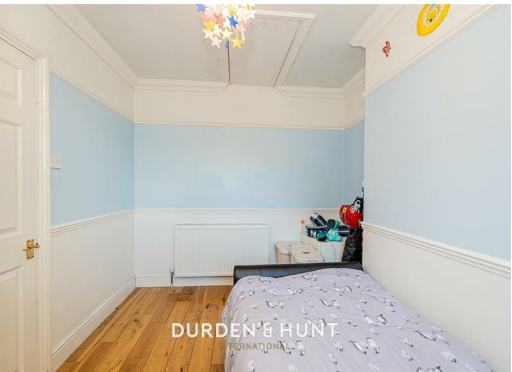
Council Band C Havering

Consumer Protection from Unfair Trading Regulations 2008.

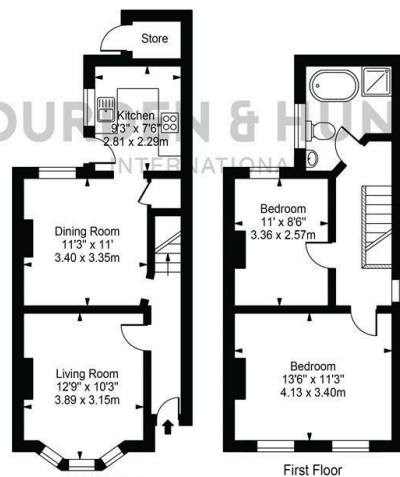
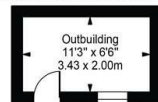
Misrepresentations Act 1967. Property Misdescriptions Act 1991.

Please be advised the photos were taken before the current tenant occupied the property. 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.



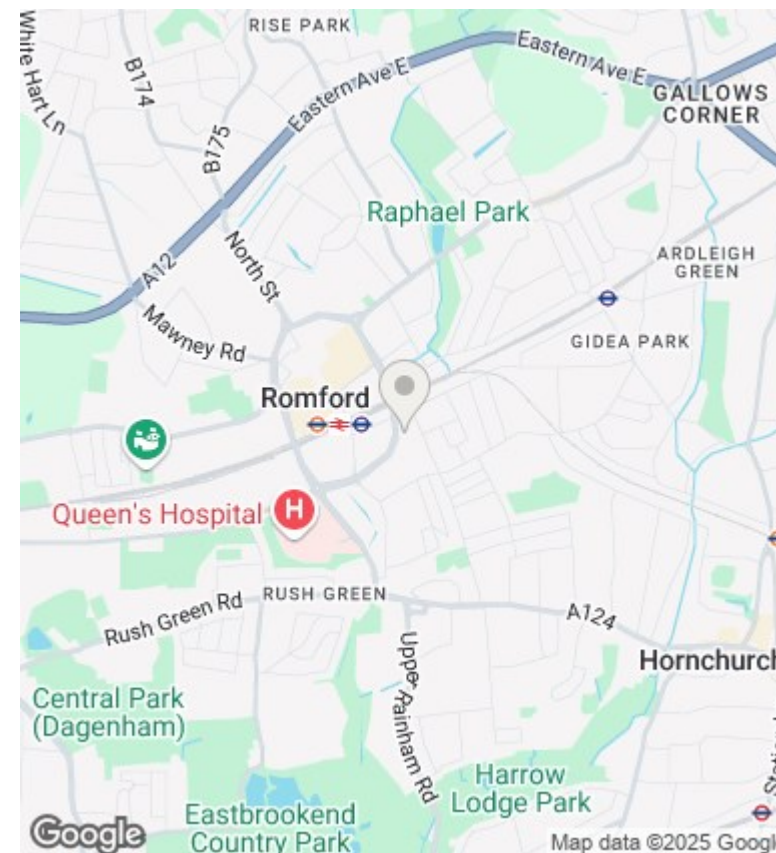


George Street
 Approx. Total Internal Area 870 Sq Ft - 80.80 Sq M
 (Including Store & Outbuilding)
 Approx. Gross Internal Area Of Store 14 Sq Ft - 1.30 Sq M
 Approx. Gross Internal Area Of Outbuilding 74 Sq Ft - 6.86 Sq M



Ground Floor
 First Floor
 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

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC