

DURDEN & HUNT

INTERNATIONAL



Richmond Road, Romford RM1

Offers In Excess Of £390,000

- Vibrant Location
- Good Sized Garden
- Downstairs Shower Room
- Excellent Transport Links
- Spacious Through Lounge
- Two Double Bedrooms
- Garage And Off Road Parking
- Modern Galley Style Kitchen
- Integrated Kitchen Appliances

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

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

Richmond Road, Romford RM1

Vibrant Location - Excellent Transport Links - Garage And Off Road Parking - Good Sized Garden - Spacious Through Lounge - Modern Galley Style Kitchen - Downstairs Shower Room - Two Double Bedrooms - Integrated Kitchen Appliances



Council Tax Band: C



This attractive end of terrace home offers well presented accommodation ideal for first time buyers, downsizers, or investors.

The ground floor features a spacious through lounge with defined living and dining areas, perfect for entertaining or relaxing. A modern galley style kitchen comes complete with integrated appliances, and a sleek, contemporary shower room is conveniently located on the ground floor.

Upstairs, you'll find two good sized bedrooms, offering comfortable living space. Outside, enjoy a private rear garden with a patio and lawn, ideal for summer gatherings. A detached garage and off road parking are located at the rear of the property, adding valuable convenience. The current owner notes that the garage is equipped with a power supply, making it a versatile space, ideal for use as a workshop or other functional purposes.

Ideally located for the A124 and A125 which both provide strong road connectivity, while commuters can take advantage of Romford Station's Elizabeth and Liberty Lines and Overground. A wide range of local amenities are available in the area, including shops, restaurants, and leisure facilities, offering everything needed for day to day living and recreation. Oldchurch Park and Hylands Park offer ample space for children to play and to enjoy outdoor walks.

Contact Durden & Hunt for a viewing!

Council Band C Havering

Consumer Protection from Unfair Trading Regulations 2008.
Misrepresentations Act 1967. Property Misdescriptions Act 1991.

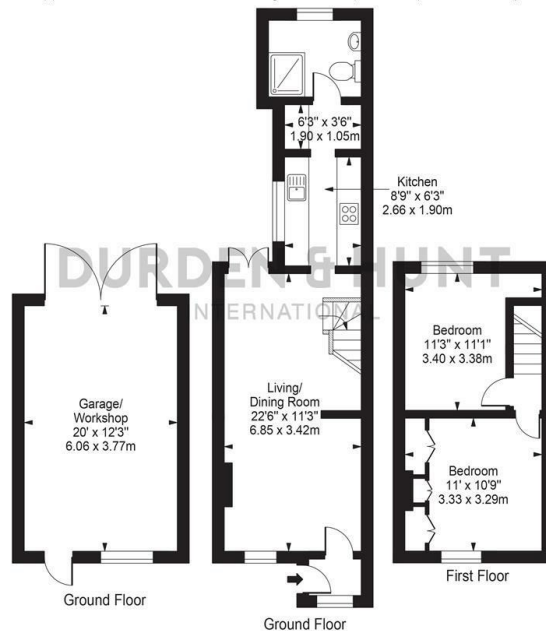
These details are prepared as a general guide only and should not be

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.



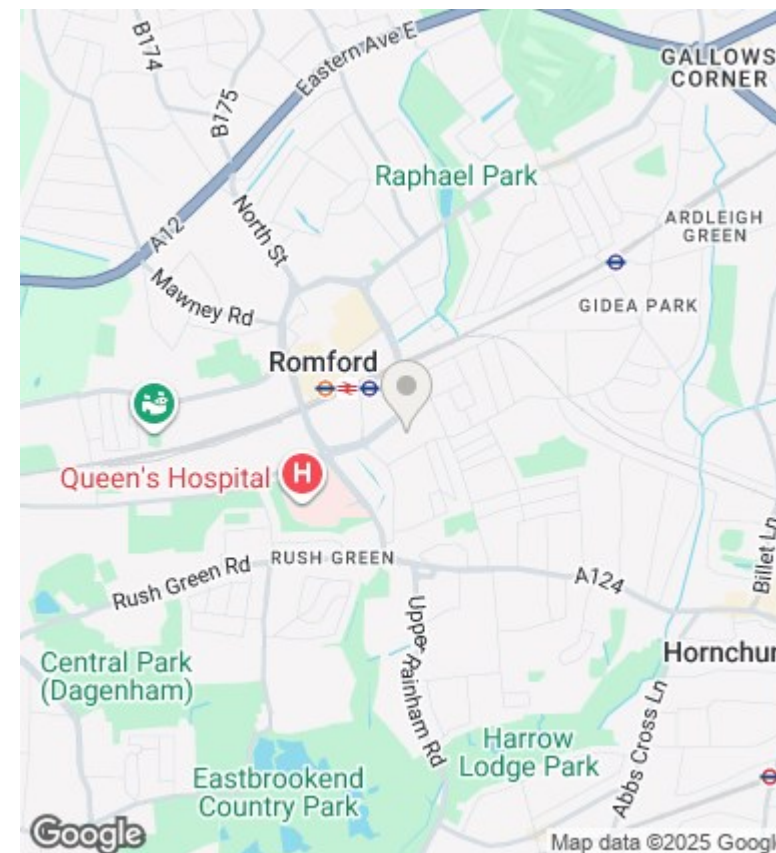


Richmond Road
 Approx. Total Internal Area 903 Sq Ft - 83.93 Sq M
 (Including Garage/ Workshop)
 Approx. Gross Internal Area Of Garage/ Workshop 246 Sq Ft - 22.85 Sq M



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

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		