



Wolseley Road, Romford, RM7

BUTLER & STAG



**Positioned in the heart of Romford is this well proportioned, one bedroom ground floor maisonette with its own private south facing rear garden.**



- Ground Floor One Bedroom Maisonette • Separate Entrance Flat
- Newly Decorated Throughout
- Off-Street Parking
- Close to Romford Station
- Private 45ft South Facing Rear Garden
- Part Furnished
- Available September

Internally, the property has been newly decorated throughout and offers a spacious lounge/diner, modern fitted kitchen with integrated appliances and access to the rear garden, three piece bathroom suite and complete with a generous double bedroom.

Externally, the property offers a private 45ft south facing rear garden with the initial access leading out from the kitchen allowing space for entertaining and alfresco dining. There is also a private front garden and off-street parking.

Wolsey Road is conveniently located, not only for rail connections into London Liverpool Street but offers commuters the option of accessing the District Line at Mile End and Central Line/Docklands Light Railway at Stratford. The new Elizabeth Line (previously know as Crossrail) will also provide direct links to Heathrow and onwards to Reading once completed. For motorway networks there is the M25 and A12.

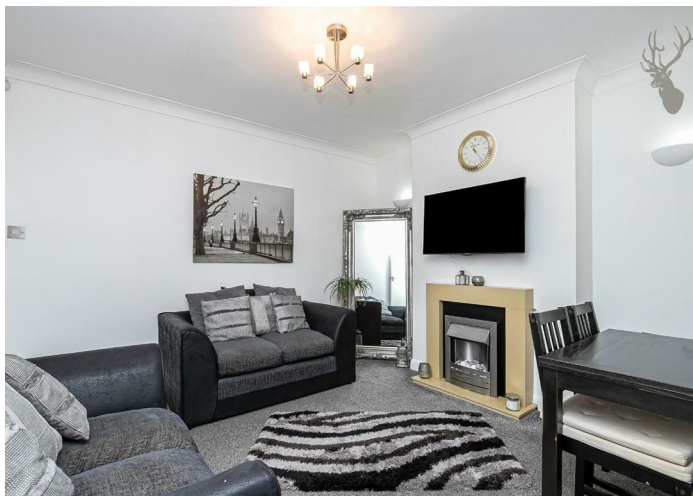
Romford Town Centre offers many High Street Shops and Department Stores with ample car parking facilities plus the vibrant Romford Market.

Leisure facilities are numerous with the nearby Brewery Complex which has many restaurants, bars and family friendly chains including a multi screen cinema complex and ten pin bowling. Sapphire Ice & Leisure Centre offers top quality gym facilities, large swimming pool and ice rink.

Raphael Park has a beautiful large lake, sports facilities, restaurant/cafe and play site. Romford is in the most convenient location offering something for everyone

Available August fully furnished.

Council Tax Band B

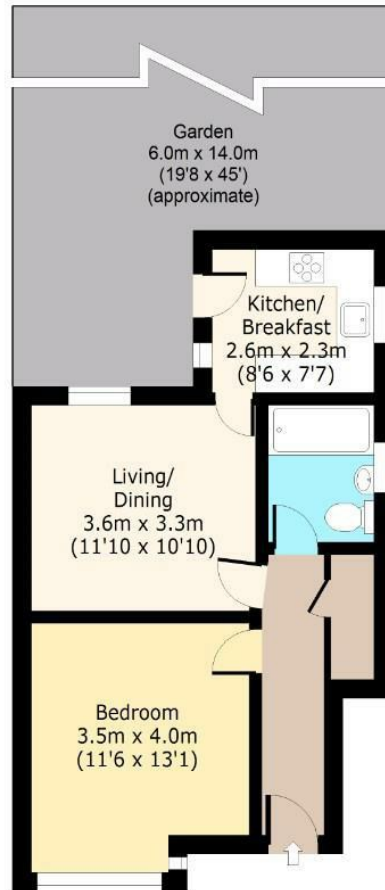




# Wolseley Road

## Ground Floor

Approx. 44 Sq. meters (474 Sq. feet)



Total area: approx. 44 Sq. meters (474 Sq. feet)  
For illustration purposes only - not to scale  
[www.lpaplus.com](http://www.lpaplus.com)

# BUTLER & STAG

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.