KILN & LODGE

ESTATE AGENTS : REDEFINED

20 Belfairs Drive

Romford, RM6 4EB

* Open House Saturday 9th March between 11.00 & 12.00 *

A three bedroom 1930's terraced family home situated within a popular location, close to amenities and schools!

The property offers plenty of living space with two reception rooms, a kitchen, conservatory along with three bedrooms and a four piece bathroom suite. Plenty of other residents have extended to the rear and into the loft space, therefore there's plenty of potential here!

Offers in excess of £450,000

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- No Onward Chain
- Kitchen & Conservatory
- Three Bedrooms
- West Facing Garden
- Two Reception Rooms
- Off Road Parking

Ground Floor

Porch

Entrance Hall

Lounge
14'1 x 11'11 (4.29m x 3.63m)

Dining room
12'1 x 10'2 (3.68m x 3.10m)

Kitchen
8'6 x 7'5 (2.59m x 2.26m)

Conservatory
17'9 x 5'9 (5.41m x 1.75m)

First Floor

Bedroom One
13'9 x 10'11 (4.19m x 3.33m)

Bedroom Two
12'2 x 11 (3.71m x 3.35m)

Bedroom Three
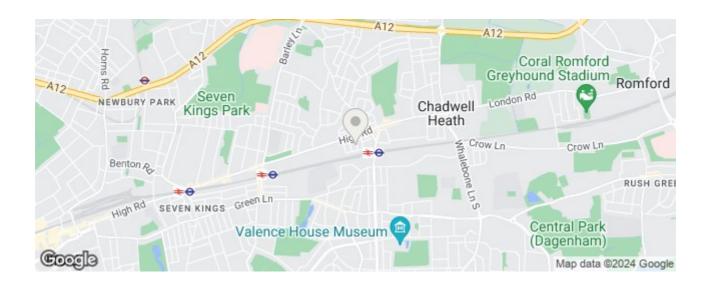8'8 x 6'9 (2.64m x 2.06m)

Bathroom
8'7 x 6'10 (2.62m x 2.08m)

Exterior

Front

Rear Garden

Floor Plan

Approx Gross Internal Area
96 sq m / 1034 sq ft

Conservatory
5.42m x 1.75m
17'9" x 5'9"

Kitchen
2.25m x 2.60m
7'5" x 8'6"

Dining Room
3.11m x 3.69m
10'2" x 12'1"

Lounge
3.64m x 4.30m
11'11" x 14'1"

Bedroom 2
3.36m x 3.72m
11'0" x 12'2"

Bathroom
2.08m x 2.61m
6'10" x 8'7"

Bedroom 1
3.32m x 4.20m
10'11" x 13'9"

Bedroom 3
2.07m x 2.64m
6'9" x 8'8"

Ground Floor
Approx 53 sq m / 570 sq ft

First Floor
Approx 43 sq m / 464 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC