

# HOME



**Romford**  
**£565,000**  
**4-bed end terraced house**

## Valentines Way, Rush Green

Situated in a sought after location approximately 1.7 miles from Romford station, is this well presented, extended and improved four bedroom semi detached home.

The accommodation comprises an entrance hall with a staircase to the first floor. There is a good sized lounge at the front of the property with double doors leading to a further reception room and leading of this room is a wet room WC.

In addition to the ground floor accommodation there is a fitted kitchen/diner. The kitchen is well fitted with a range of quartz work surfaces with base units and eye level storage. There is a fitted oven and microwave oven as well as a five ring gas hob with an extractor hood above. In addition, there is an integrated fridge/freezer and washer dryer. On the first floor there are three bedrooms and a family bathroom WC.

On the second floor there is a master bedroom with an ensuite shower room. To the front of the property there is off-road parking. The rear garden is laid principally to lawn with a patio area and there is a useful garden room as well.

**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

**Sales**  
01245 250 222  
**Lettings**  
01245 253 377  
**Mortgages**  
01245 253 370

[thehomepartnership.co.uk](http://thehomepartnership.co.uk)

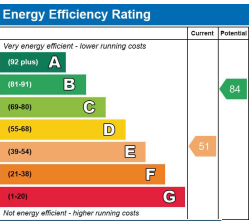
Floor Plans



Features

- 1344 sq.ft of accommodation
- Extended & improved
- Well presented throughout
- Fitted kitchen/diner
- Two reception rooms
- Ground floor wet room/WC
- Ground floor extension & loft conversion
- En-suite shower room
- Approx 1.7 miles from Romford station
- Close to popular schools

EPC Rating



The Nitty Gritty

Tenure: Freehold

Band C is the Council Tax band for this property and the annual council tax bill is £2056.48

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

Should you successfully have an offer accepted on a property of ours and proceed to purchase it there is an administration charge of £30 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.