

Montpelier Gardens, Romford RM6 4EJ



welcome to

Montpelier Gardens, Romford

WALKING DISTANCE TO STATION

Three Bedroom Family Home within walking distance of Chadwell Heath Elizabeth Line Station with fantastic links to Central London and The City













Entrance Hall

UPVC Double Glazed Front Door, Engineered Wood Flooring, Radiator, Storage

Cloakroom

Fully Tiled Walls and Floor, Low Level Flush WC, Wall Mounted Sink

Lounge/Diner

26' 10" into bay x 11' 10" max (8.18m into bay x 3.61m max) UPVC Double Glazed Window to Front Aspect, Engineered Wood Flooring, 2 x Radiators

Office Area/Family Room

11' 6" max x 7' 7" max (3.51m max x 2.31m max) Double Glazed Window and Patio Door, Engineered Wood Flooring

Kitchen

15' 7" max x 7' 3" max (4.75m max x 2.21m max) Fully Tiled floor and walls, High and Low Level Wooden Units, Gas Hob, Electric Oven, Ceramic Sink, Washing Machine Space, Dishwasher Space, Fridge Space, Freezer Space,

First Floor

Landing Carpet, Stairs to Second Floor

Bedroom 1

14' max x 11' max (4.27m max x 3.35m max) UPVC Bay Window to Front Aspect, Carpet, Radiator

Bedroom 2

12' 3" max x 11' max (3.73m max x 3.35m max) UPVC Double Glazed Window to Rear Aspect, Carpet, Radiator

Bedroom 3 8' 8" max x 6' 10" max (2.64m max x 2.08m max) UPVC Double Glazed Window, Carpet, Radiator

Bathroom Second Floor

Loft Space

11' 4" max x 13' 6" max narrowing to (3.45m max x 4.11m max narrowing to) Velux Window, Carpet, Spot Lights, Radiator, Storage

Front Garden

Porch with Tiled Roof, Walled Garden, Concrete Path, Laid to Lawn Area, Shared Side Access to Garage

Garage

16' 8" max x 8' max (5.08m max x 2.44m max) Wooden Double Doors, Concrete Floor, Power and Lighting, Eaves Storage

Rear Garden

Concrete Slab Patio, Laid to Lawn, Walled Flower Beds, Side Access





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Montpelier Gardens, Romford

- Three Bedrooms
- Loft Space
- Shared Driveway
- Home Office Space
- Walking Distance to Station

Tenure: Freehold EPC Rating: E

offers in excess of

£500,000





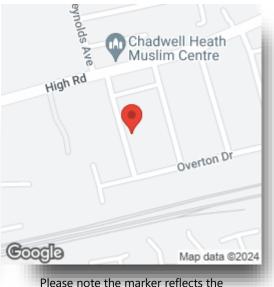
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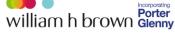
Property Ref: GDP102777 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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postcode not the actual property





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