



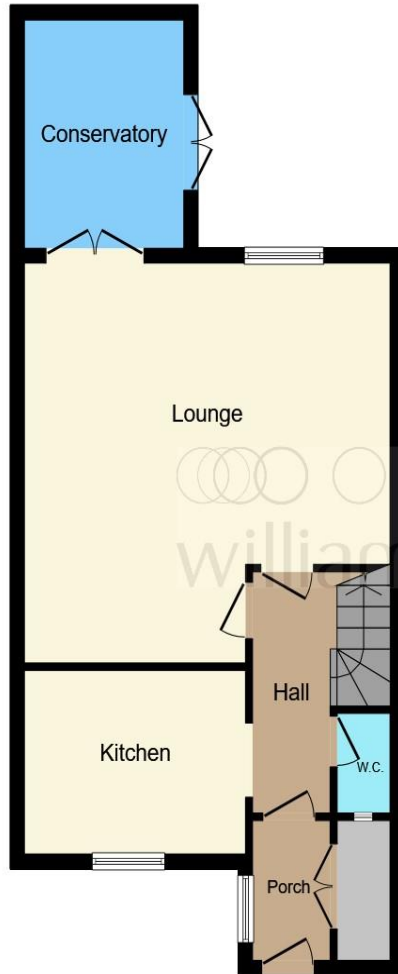
Udall Gardens, Romford RM5 2LA

welcome to

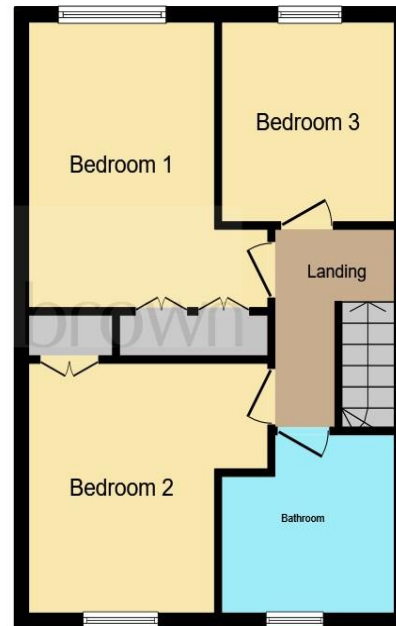
Udall Gardens, Romford

Three Bedroom extended family home in a quiet location with off road parking and great commuter links. Extension makes for an ideal home office or second reception room.





Ground Floor



First Floor

Entrance Porch

Entrance Hall

Downstairs Wc

Kitchen

8' 7" max x 8' 9" max (2.62m max x 2.67m max)

Lounge Area

17' 10" max x 9' 8" max (5.44m max x 2.95m max)

Dining Area

8' max x 8' 9" max (2.44m max x 2.67m max)

Reception Room

10' 3" max x 8' 9" max (3.12m max x 2.67m max)

Utility Cupboard

Landing

Bedroom One

11' 11" into recess x 11' 2" max (3.63m into recess x 3.40m max)

Bedroom Two

12' 10" into recess x 9' 1" max (3.91m into recess x 2.77m max)

Bedroom Three

8' 8" max x 8' 4" max (2.64m max x 2.54m max)

Family Bathroom

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Udall Gardens, Romford

- Three Bedrooms
- Extended
- Off Road Parking
- Downstairs Cloakroom
- Close to Local Amenities

Tenure: Freehold EPC Rating: C

£400,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GDP102856



Property Ref:
GDP102856 - 0006

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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