



Oaklands Avenue, Romford, RM1 4DB

welcome to

Oaklands Avenue, Romford

****SEVEN BEDROOM DETACHED BUNGALOW****

Located in this sought after road in Romford is this fantastic size detached bungalow within easy reach of Romford Town Centre





Ground Floor



First Floor

Entrance Porch

Entrance Hall

Lounge

13' 8" x 13' 11" (4.78m x 4.24m)

Living Room

26' 4" x 13' 6" Max (8.03m x 4.11m Max)

Kitchen

13' 11" x 12' 1" Max (4.24m x 3.68m Max)

Dining Room

14' 5" x 13' 5" Into Door Recess (4.39m x 4.09m Into Door Recess)

Study

12' 7" x 10' 6" (3.84m x 3.20m)

Utility Room

13' 6" x 8' To Cupboards (4.11m x 2.44m To Cupboards)

Bedroom One

16' Into Bay x 13' 10" (4.88m Into Bay x 4.22m)

Bedroom Two

14' 4" x 13' 9" (4.37m x 4.19m)

Shower Room

W.C.

Landing

Bedroom Three

23' 4" x 13' 6" (7.14m x 4.11m)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Oaklands Avenue, Romford

- DETACHED BUNGALOW
- SEVEN BEDROOMS
- FOUR RECEPTION ROOMS
- LARGE GARDEN
- IN & OUT DRIVEWAY

Tenure: Freehold EPC Rating: Awaited

offers in excess of

£1,100,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GDP102980



Property Ref:
GDP102980 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01708 764418



gideapark@williamhbrown.co.uk



77 Main Road, ROMFORD, Essex, RM2 5EL



williamhbrown.co.uk