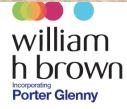


Woodlands Road, Romford RM1 4HD



welcome to

Woodlands Road, Romford

THREE BEDROOM plus STUDY SEMI DETACHED FAMILY HOME **GUIDE PRICE £650,000--£675,000**

Located on this quiet road off the popular Pettits Lane, and within great commuter links by road, is this very well presented & extended four bedroom family home.















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

Entrance Porch

Entrance Hall

Dining Room

13' 10" Into Bay x 12' Max (4.22m Into Bay x 3.66m Max)

Living Room 10' 11" x 10' 4" (3.33m x 3.15m)

Family Area 11' 5" x 10' 2" (3.48m x 3.10m)

Kitchen 14' 5" x 9' 7" (4.39m x 2.92m)

Utility / Garage 12' 6" x 6' 2" (3.81m x 1.88m)

Shower Room

Landing

Bedrom One 13' 4" Into Bay x 10' 3" Into Wardrobes (4.06m Into Bay x 3.12m Into Wardrobes)

Bedroom Two

13' 10" Into Bay x 10' 3" Into Wardrobes (4.22m Into Bay x 3.12m Into Wardrobes)

Bedroom Three 15' 4" x 6' 2" (4.67m x 1.88m)

Bedroom Four / Study

7' 3" x 6' 10" (2.21m x 2.08m)

Pathroom

welcome to

Woodlands Road, Romford

- THREE/FOUR BEDROOM SEMI DETACHED
- TWO RECEPTION ROOMS
- TWO BATHROOMS
- UTILITY AREA
- INTEGRATED APPLIANCES

Tenure: Freehold EPC Rating: E

guide price **£650,000**





view this property online williamhbrown.co.uk/Property/GDP103118



Property Ref:

GDP103118 - 0008

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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.





Please note the marker reflects the postcode not the actual property

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