



Western Avenue, Romford RM2 6EH

welcome to

Western Avenue, Romford

****EXECUTIVE SEMI DETACHED FAMILY HOME****

Located in the popular Gidea Park area & boasting THREE RECEPTION ROOMS, THREE EN SUITES & SELF CONTAINED ANNEX is this extremely well presented extended family home.





Ground Floor



First Floor



Second Floor



Outbuilding

Entrance Porch

Entrance Hall

Front Room

15' 6" Into Bay x 12' 7" (4.72m Into Bay x 3.84m)

Dining Room

18' 8" Max x 13' 3" (5.69m Max x 4.04m)

Living Room

16' 5" x 6' 10" (5.00m x 2.08m)

Kitchen / Dining Area

23' 11" Max x 16' Max (7.29m Max x 4.88m Max)

Utility Room

9' 1" x 4' 6" (2.77m x 1.37m)

Study Area

4' 10" x 4' 8" (1.47m x 1.42m)

W C

First Floor

Landing

Bedroom Two

13' 6" x 10' 3" (4.11m x 3.12m)

Dressing Area

6' 11" x 6' 3" (2.11m x 1.91m)

En Suite

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

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Western Avenue, Romford

- FOUR BEDROOMS
- SELF CONTAINED ANNEX
- FOUR RECEPTION ROOMS
- THREE EN SUITES
- HOBBY ROOM

Tenure: Freehold EPC Rating: C

offers in excess of

£900,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/GDP103135



Property Ref:
GDP103135 - 0005

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**
Incorporating
**Porter
Glenny**



01708 764418



gideapark@williamhbrown.co.uk



77 Main Road, ROMFORD, Essex, RM2 5EL



williamhbrown.co.uk