



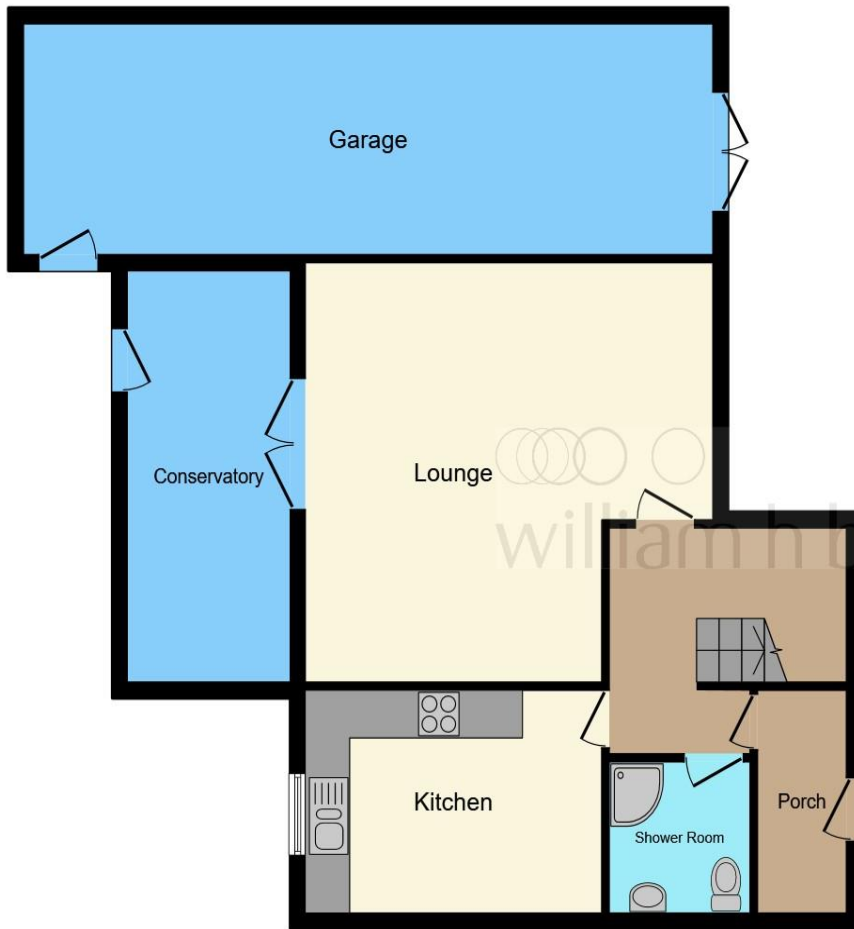
**Brook Road, Romford, RM2 5QT**

*welcome to*

**Brook Road, Romford**

\*DETACHED FAMILY HOME WITH SCOPE TO DEVELOP IN SOUGHT AFTER LOCATION - EXHIBITION ESTATE IN GIDEA PARK \*





**Ground Floor**



**First Floor**

**Downstairs Bathroom**

6' 5" x 5' 9" ( 1.96m x 1.75m )

**Dining Room**

18' 5" x 17' 6" ( 5.61m x 5.33m )

**Kitchen**

11' 4" x 9' 5" ( 3.45m x 2.87m )

**Conservatory**

17' 4" x 7' 7" ( 5.28m x 2.31m )

**Bedroom 1**

17' 4" x 10' ( 5.28m x 3.05m )

**Bedroom 2**

6' 9" x 12' 6" ( 2.06m x 3.81m )

**Bedroom 3**

12' 6" x 9' 6" ( 3.81m x 2.90m )

**Bathroom**

6' 6" x 6' 2" ( 1.98m x 1.88m )

**Garage**

30' 1" x 9' 8" ( 9.17m x 2.95m )

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](http://www.focalagent.com)

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## Brook Road, Romford

- Highly sought after location - just outside of conservation area so has potential for extension STPP
- Double garage with scope for conversion
- Detached 3 bedroom home
- 2 bathrooms
- Approx. 65ft rear garden

Tenure: Freehold EPC Rating: E  
Council Tax Band: F

offers over

**£900,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GDP103624 - 0008

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