



## 92 Barnstaple Road, Romford - RM3 7TH

£375,000 Freehold

TWO BEDROOM MID TERRACED FAMILY HOME • NO ONWARD CHAIN • MODERN KITCHEN AND BATHROOM • EXCELLENT TRANSPORT CONNECTIONS (HAROLD WOOD STATION & A12/M25) • CLOSE TO PRIMARY & SECONDARY SCHOOLS, LOCAL SHOPS AND AMENITIES • REAR GARDEN WITH SHARED SIDE ACCESS

Ideal for young families and conveniently accessible for commuters, this two-bedroom mid-terraced family home presents a wonderful opportunity for first-time buyers and investors alike. Boasting a modern kitchen and bathroom, this property offers a comfortable and contemporary living space perfect for the modern lifestyle.

The home is being sold with no onward chain, providing seamless transition for its new owners. It also benefits from transport connections for Harold Wood Station and road connections via the A12/M25, ensuring convenient travel options.

Nearby, primary and secondary schools, local shops, and amenities make daily living a breeze, while the rear garden with side access adds a touch of outdoor tranquillity to this urban gem. With new carpets and recent decor updates, this property is a move-in-ready haven waiting for its next occupants to make it their own.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







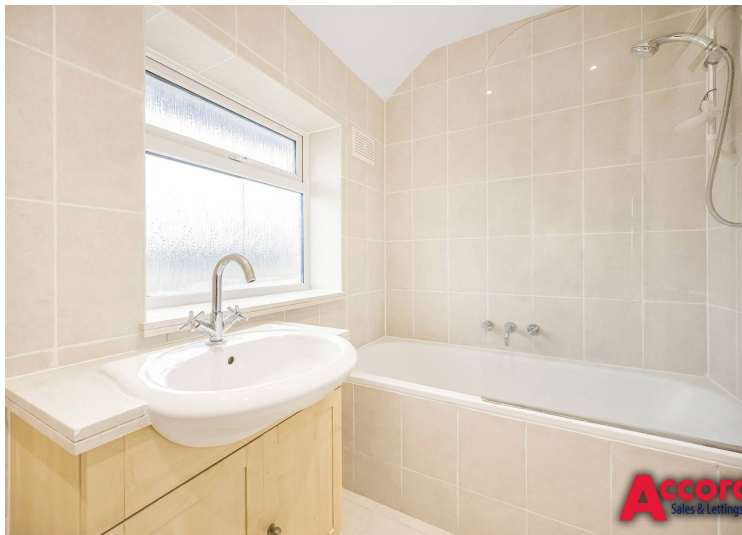
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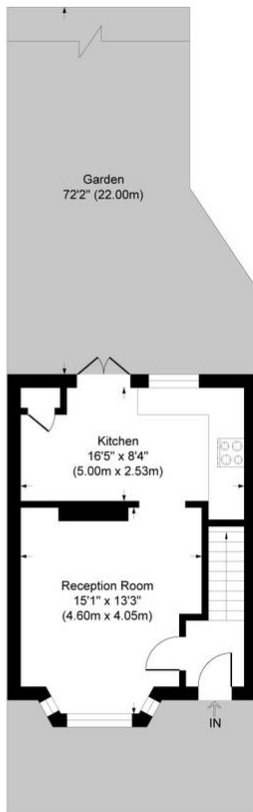
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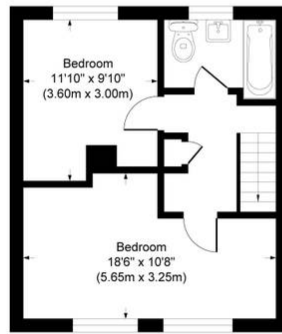
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Ground Floor



First Floor

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## Barnstaple Road

Approximate Gross Internal Area  
 Ground Floor = 34.6 sq m / 373 sq ft  
 First Floor = 37.7 sq m / 406 sq ft  
 Total = 72.3 sq m / 779 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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