



Chatteris Avenue, Romford - RM3 8LB

Offers Over £350,000 Freehold

TWO BEDROOM TERRACED HOUSE • NO ONWARD CHAIN • REQUIRING MODERNISATION • POTENTIAL TO CONVERT TO 3 BEDROOMS (SUBJECT TO NECESSARY CONSENTS) • OFF STREET PARKING • 1.2 MILES WALK TO HAROLD WOOD STATION (ELIZABETH LINE)

Offered with no onward chain, this two bedroom mid-terrace house on Chatteris Avenue gives you around 75 sq m (808 sq ft) of internal space, off street parking and a good size rear garden. It needs modernisation throughout, but offers clear potential to reconfigure the first floor to create a third bedroom (subject to the necessary permissions) and put your own stamp on a future family home.

On the ground floor, the entrance hall leads into a front reception room, with a spacious kitchen/dining room to the rear. The kitchen runs the full width of the house and opens directly onto the garden, giving you scope to redesign this as a modern family space and, if you wish, to extend (subject to planning permission).

Upstairs, the layout currently consists of two bedrooms and a bathroom. The main bedroom is particularly generous at approximately 5.70m x 3.26m, which is where the opportunity lies to divide and create a third bedroom (subject to consents). The bathroom is at the rear.

Outside, there is off-street parking to the front for one vehicle, with the potential to create an additional space. The rear garden is mainly laid to lawn, measures over 12m (40 ft), and can also be accessed via a private walkway shared with next door.

The house is roughly 1.2 miles (1.9 km) on foot from Harold Wood station on the Elizabeth line, providing direct services into central London and beyond, and the area is well served by local bus routes. Everyday amenities are close at hand, including various supermarkets and local shopping options at Hildene. For families, Broadford Primary School is less than 200 metres away, with St Ursula's Catholic Primary School also within walking distance. You're also close to Central Park and Dagnam Park, offering open space, play areas and sports facilities.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

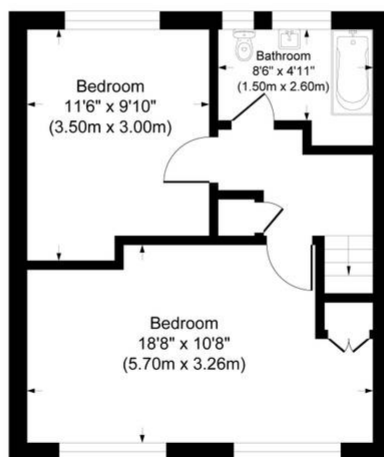


Porch	Bedroom
	18' 8" x 10' 8" (5.70m x 3.26m)
Reception Room	Bedroom
13' 1" x 12' 4" (4.00m x 3.75m)	11' 6" x 9' 10" (3.50m x 3.00m)
Kitchen/Dining Room	Bathroom
16' 6" x 9' 6" (5.02m x 2.90m)	4' 11" x 8' 6" (1.50m x 2.60m)
Landing	





Ground Floor



First Floor

Accord
Sales & Lettings

Chatteris Avenue

Approximate Gross Internal Area

Ground Floor = 36.2 sq m / 390 sq ft

First Floor = 38.8 sq m / 418 sq ft

Total = 75.0 sq m / 808 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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