



176 Hainault Road

Romford, RM5 3AP

Asking Price £490,000



Smooth Move Estates are delighted to present this charming three-bedroom family home, ideally located in the increasingly popular Romford area. This property offers generous living accommodation and a beautifully sized rear garden, perfect for modern family life.

The ground floor boasts a bright and spacious lounge with large windows allowing natural light to flood the room, a modern fitted kitchen and direct access to the garden. Upstairs, the property benefits from three well-proportioned bedrooms and a contemporary family bathroom. Externally, the home offers a good sized rear garden with both patio and lawn areas as well as a neatly presented frontage.

Situated close to excellent schools, local shops, transport links, and just a short distance to Romford Town Centre, this property combines convenience with comfort, making it an ideal purchase for first-time buyers, growing families, or investors alike.



Entrance

UPVC double glazed front door, cream woodchip wall paper, dark grey carpet, radiator and stairs to 1st floor landing. Under stairs storage housing electric, gas and water meters.

Living Room 16'10" x 12'1" (5.15 x 3.70)

Cream painted woodchip walls, dark grey carpets with white wooden doors, double glazed bay window, brick effect fire place and 2 x radiators.

Kitchen Diner 18'2" x 8'2" (5.54m x 2.50m)

Cream painted artex walls, with grey tiled floor, a range of high level and low level cupboards in cream, with marble effect work tops, stainless steel sink with chrome mixer, and window to side aspect. Double sliding doors leading to garden patio. Storage cupboard housing Glow Worm combination boiler installed 2021 and still under guarantee.

Downstairs cloakroom

Painted Cream, W.C, basin with chrome tap.

Bedroom 1 13'0" x 10'11" (3.97 x 3.33)

Cream painted walls, beige carpet, UPVC double glazed bay window, white wooden door, cream fitted wardrobes, radiator and central ceiling rose

Bedroom 2 12'0" x 11'1" (3.68 x 3.39)

Cream painted walls, beige carpet, UPVC double glazed window, white wooden door, cream fitted wardrobes, radiator and central ceiling rose

Bedroom 3 7'0" x 6'11" (2.15 x 2.12)

Cream painted walls, beige carpet, UPVC double glazed window, white wooden door, radiator and central ceiling rose.

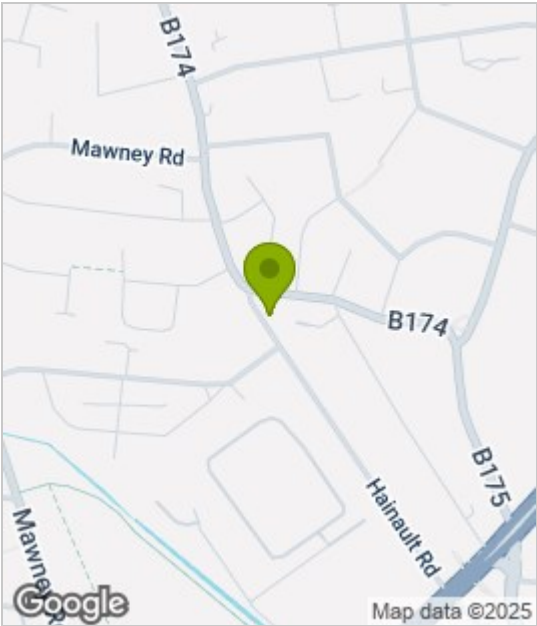
Bathroom

Cream plaster walls with white artex ceiling, red tiled floor, upvc double glazed obscured window, W.C, Basin & Bath with over bath Electric shower and glass shower screen, chrome heated towel rail and access to loft. Loft is fully insulated with ladder.

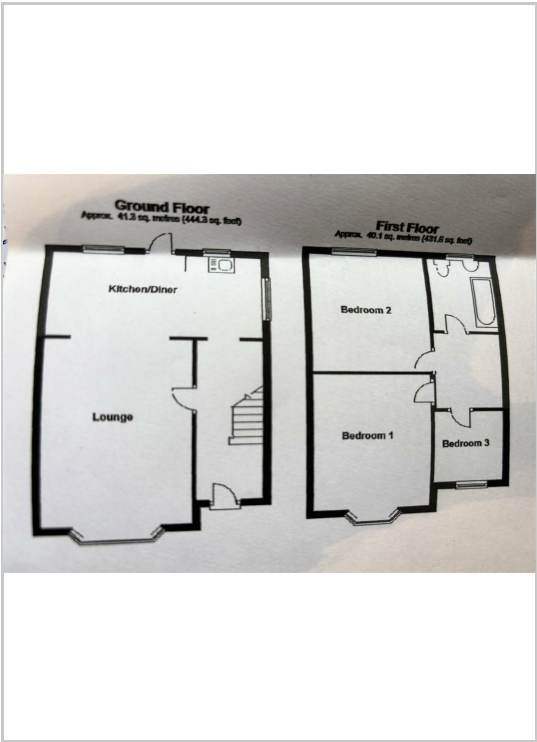
Rear Garden

Patio, outside tap and side access, outside light, mainly laid to lawn with mature shrubs, 1 x shed and 1 x playhouse.

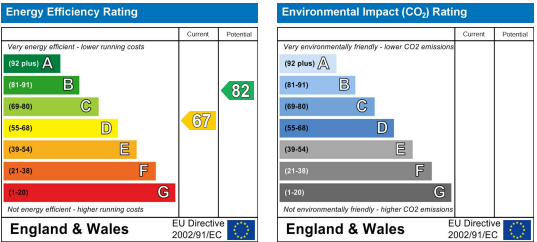
Area Map



Floor Plans



Energy Efficiency Graph



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