



# 176 Hainault Road

Romford, RM5 3AP

**Asking Price £490,000**



Big House. Big Potential.

Large three-bedroom home in Collier Row offers huge extension possibilities. Perfect for buyers with vision, add space, add value, and make it your own.

Ideal for families, investors, or developers, this home is ideally suited to those seeking a project with long-term upside. Its **\*\*chain-free\*\*** status allows for a smooth and speedy transaction.



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.

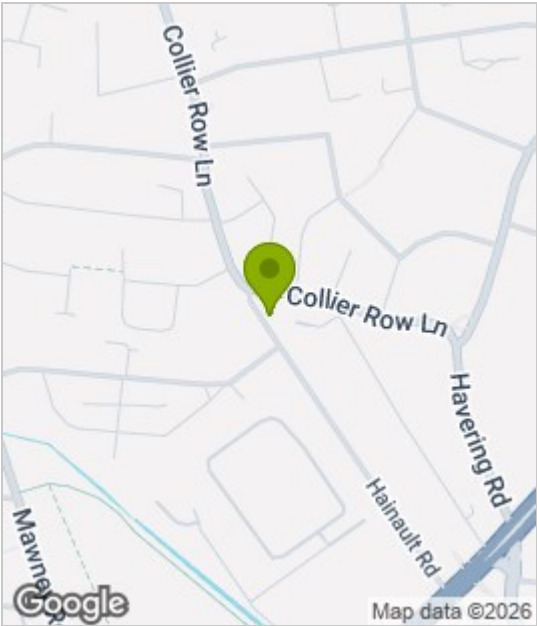
Bathroom

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.

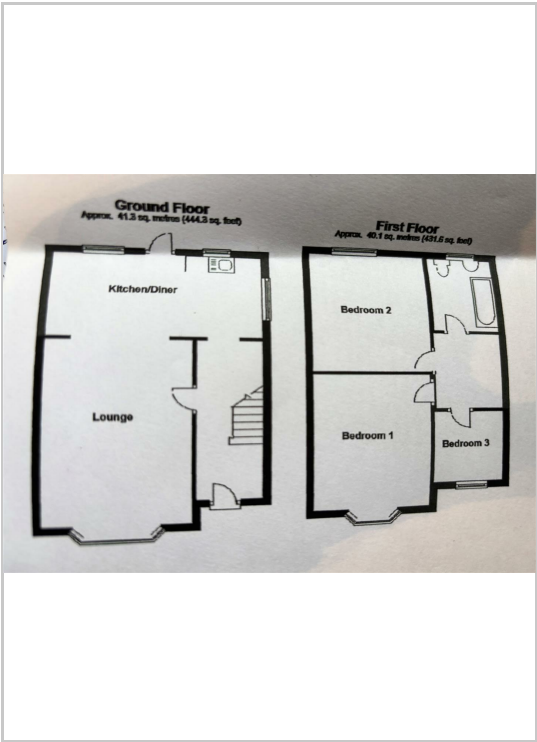
Rear Garden

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

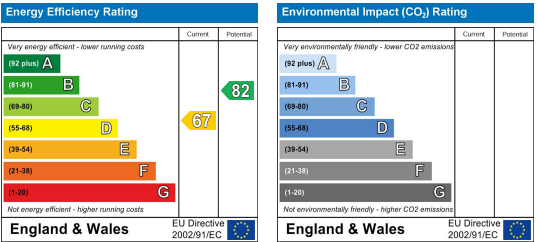
Area Map



Floor Plans



Energy Efficiency Graph



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