



## 53 Chelmsford Avenue

Romford, RM5 3UX

**Asking Price £285,000**



**\*\*CALLING ALL INVESTORS \*\***

This larger than average first-floor maisonette with private garden is ready to move into and has been recently redecorated throughout.

Situated in a well-established suburban location, the property is close to local schools, shops, and everyday amenities. Excellent transport links are provided by a regular bus network, with Gidea Park Station just 1.9 miles away, offering direct connections into London, IDEAL for tenants and commuters alike.

To arrange a viewing, please call 01277 600 700 at your earliest convenience.



**Living Room 15'7" x 10'9" (4.75 x 3.30)**  
Spacious lounge, cream walls and beige carpet, large double glazed window to front aspect, white wooden door leading to hallway.

**Kitchen 11'0" x 9'9" (3.36 x 2.99)**  
Large kitchen painted cream with a selection of wall and base units in beach effect with black tiled splash-back,, black granite effect worktop, single bowl stainless steel with chrome mixer tap, electric oven, gas hob and extractor, space for washing machine, dishwasher and fridge freezer. Grey tiled floor. Double glazed window to rear aspect. White wooden door leading to hallway

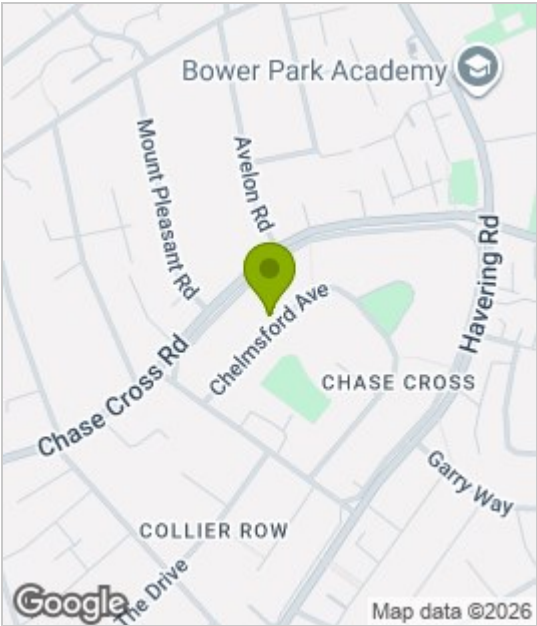
**Bedroom 1 14'1" x 8'5" (4.3 x 2.59)**  
Cream Walls, grey waffle carpet, fitted wardrobes to 1 wall, radiator and white upvc double glazed window to front aspect.

**Bedroom 2 10'9" x 9'9" (3.3 x 2.99)**  
Cream painted walls, grey waffle carpet, fitted wardrobe, white upvc double glazed window to rear aspect, radiator.

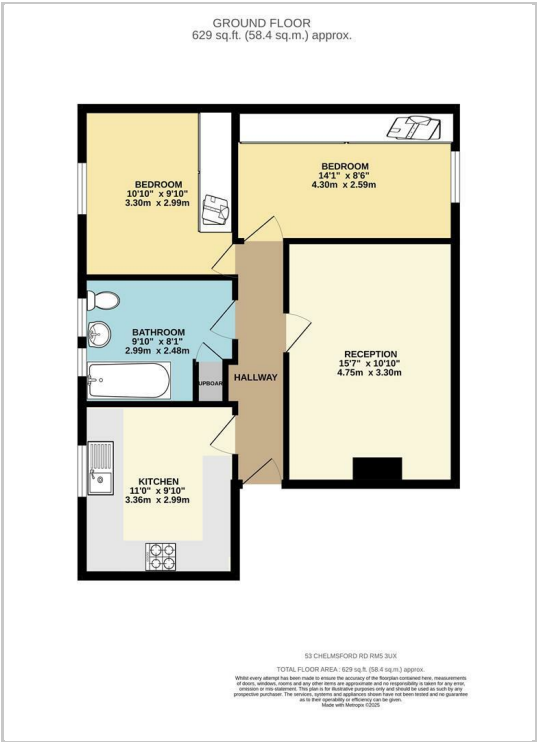
**Bathroom 9'9" x 8'1" (2.99 x 2.48)**  
White Bathroom suite including vanity unit and shower over bath, with glass shower screen, fully tiled with wood effect vinyl flooring

**Garden**  
Secure Garden, Partially laid to lawn with paving slab patio area. Large summer house/shed

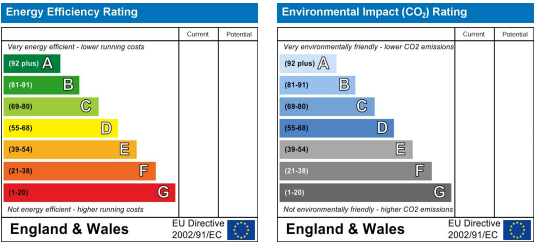
Area Map



Floor Plans



Energy Efficiency Graph



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