



Roman Road, London, , E6 3SQ

£475,000

GUIDE PRICE £475,000 - £500,000 Elms Estates are pleased to offer to the market For Sale this Amazing Three Bedroom Mid Terrace House offered to the market CHAIN FREE.

Roman Road is conveniently located within a sought after quiet residential area, within a short walk to Central Park, Brampton Primary School and Brampton Manor Academy. With easy access to both A13 and A406 Dual Carriageways.

Internally the property is bright and spacious throughout with a large reception room, open plan kitchen/dining room which gives you access to the large rear garden. On the first floor there are three bedrooms and a family bathroom.

Roman Road is offered to the market on a CHAIN FREE basis and really does offer a unique and rare property purchase. An early internal inspection is highly recommended in order to avoid disappointment.

For more information or to arrange a viewing please do not hesitate to call in and speak with one of our property consultants.



Reception
13'8" x 12'11" (4.17 x 3.94)

Kitchen/Dining Room
18'9" x 10'11" (5.74 x 3.35)

Bedroom One
12'0" x 10'11" (3.66 x 3.35)

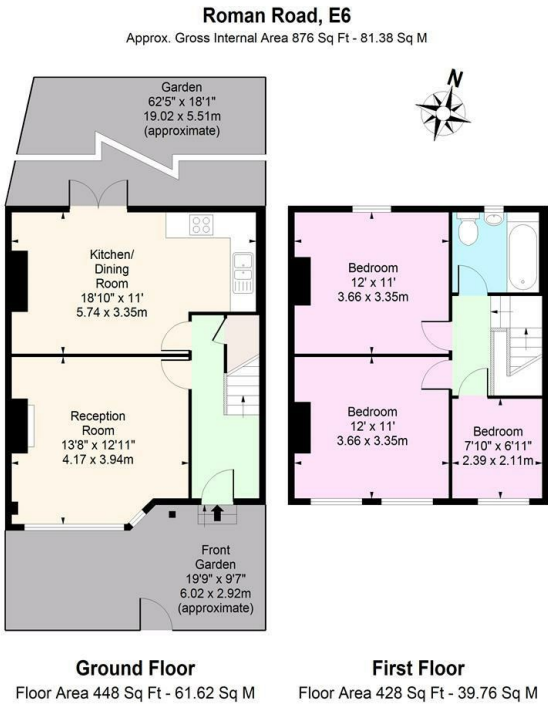
Bedroom Two
12'0" x 10'11" (3.66 x 3.35)

Bedroom Three
7'10" x 6'11" (2.39 x 2.11)

Bathroom

Garden
62'4" x 18'0" (19.02 x 5.51)

Material Information
Tenure: Freehold
Council Tax Band: C



For Illustration Purposes Only - Not To Scale
www.londonpropertyassessments.co.uk

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	