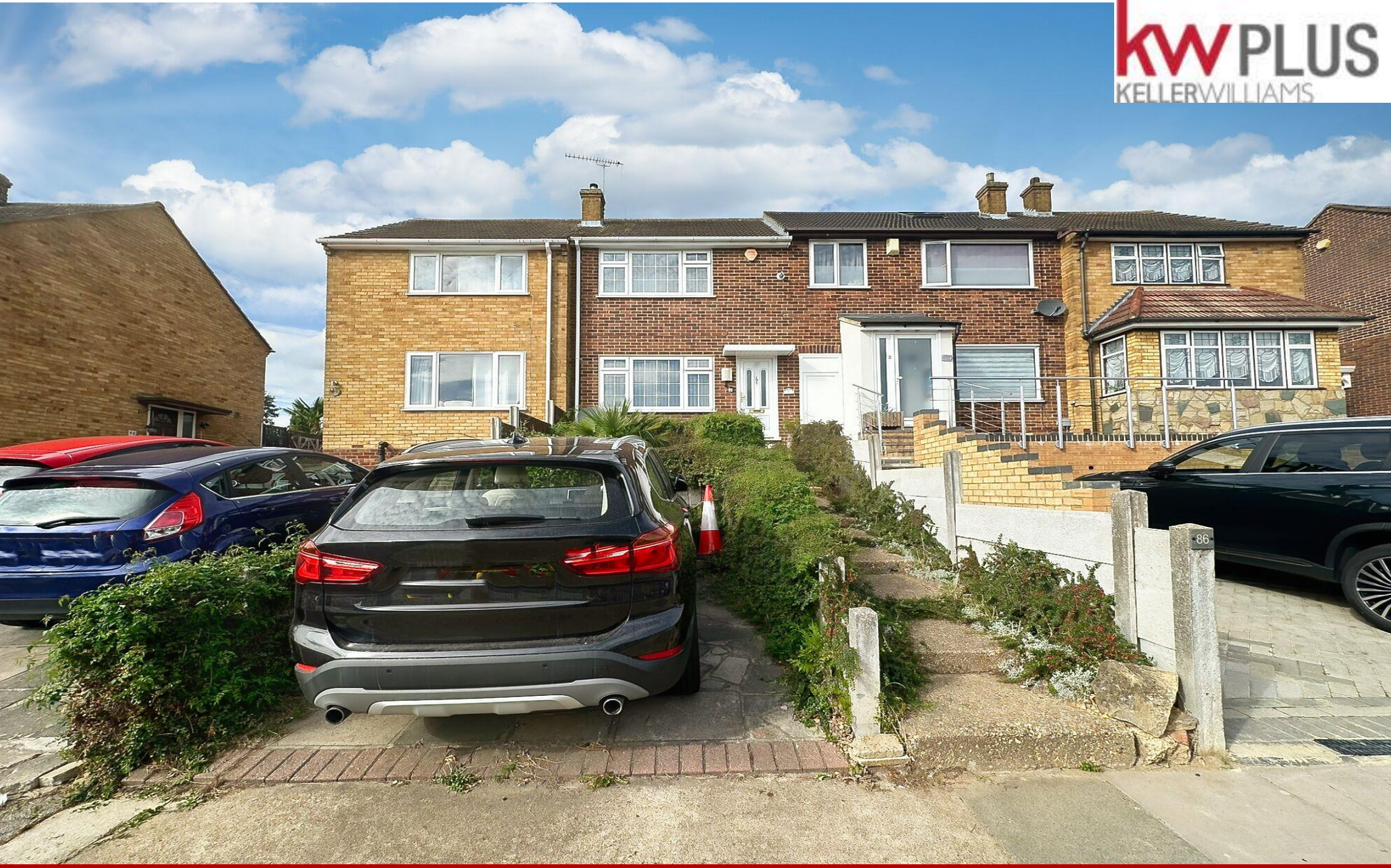


Grange Road, Romford, RM3

Guide Price: £350,000-£375,000

Freehold

Grange Road, Romford, RM3 – 2 Bedroom Terrace House

Property Details:

Calling all First Time Buyers!!! Super, well-presented 2-bedroom terrace house in the very popular 'Heaton Grange' area of Harold Hill, Romford. Offering, 2 double bedrooms and bathroom to the first floor. Fitted kitchen/diner and family lounge to the ground floor. Beautiful rear garden of approx. 80' has been arranged with patios, seating areas and a large patio area at the end of the garden where you have the cabin/out house. The garden is full of established plants, shrubs and trees and lawned areas. Perfect for children to play. The large covered terrace area at the rear of the house gives a lovely sheltered spot for 'al fresco' dining and entertaining family and friends. Gated side access to the front where you have the low maintenance front garden and parking for one car. This is a really lovely family home with lots of potential to add more value and expand as your family grows. Gas central heating and double glazing. A little gem ready for you to move in and make your dream home. Easy access to A12 / M25 / A127 and regular bus services to Harold Wood / Romford & Gidea Park Stations for trains into London (Elizabeth Line). There are an abundance of shops and amenities within a few minutes walking distance and the surrounding area has many facilities including swimming baths/gyms/shopping precincts, doctors & health centre, dentists and also many parks and green spaces. The magnificent 'Manor' which is home to deer and a multitude of other beautiful wildlife is a magical place for walking the dog or taking the children for walks in nature. The local area has everything you could possibly want to surround your family home. This property will definitely appeal to a variety of buyers including those looking for their first home and also investors.

Ground Floor:

Hallway: 4'10" into stairwell x 3'5". UPVC part double glazed door to front. Stairs to first floor. Frosted glazed door to lounge. Texture ceiling with central light. Radiator. Neutral décor.

Lounge: 12'1" x 10'10". Large double-glazed window to front. Chimney breast with alcoves to each side. Feature fireplace with gas/coal effect fire. Under stair storage cupboard housing gas/electric meters. Radiator. Texture ceiling with coving and central light. 2 x wall lights. Neutral décor. Glazed wooden door to kitchen.

Kitchen/Diner: 15'1" x 9'10". 2 x double glazed windows and door to rear patio and garden. A bespoke Wren Kitchen with a range of wall and base units with ample storage and Breakfast Bar. Integrated Bosch oven and Bosch gas hob with extractor over. Stainless steel sink with drainer and mixer tap. Space for washing machine. Space for fridge/freezer. Tiled splashbacks. Tiled floor. Tiled splashbacks. Radiator. Texture ceiling with coving and 2 x spotlights. Neutral décor.

First Floor:

Landing: 6'7" x 5'6" into stairwell (L-Shaped). Access to first floor accommodation and access to the loft. (Loft has ladder, light and power and is boarded for storage). Fitted carpet. Texture ceiling with pendant light. Neutral décor.

Bedroom 1: 12'11" x 10'10". Double glazed window to front aspect. 3 x built in storage cupboards and wardrobe. Cupboard housing boiler. Texture ceiling with coving and pendant light. Fitted carpet. Radiator. Neutral décor.

Bedroom 2: 9'**3" x 9'3".** Double glazed window to rear aspect. Fitted carpet. Radiator. Texture ceiling with coving and spotlights. Neutral décor.

Bathroom/Shower room: 6'0" x 5'5". Double glazed frosted window to rear aspect. Corner shower cubicle. Handbasin. Low level W.C. Fully tiled to walls and floor. Radiator. Texture ceiling with central light. Neutral décor.

Outside:

Rear Garden: 80' Approx (unmeasured). Beautiful rear garden commencing with large covered patio / terrace the rest of the garden mainly laid to lawn with border gardens, pathways and seating areas. Full of established plants, shrubs and trees and seating areas this is a natural haven where you can relax and enjoy the peace, quiet and lush green surroundings. Large patio at the end of the garden with the 'Cabin' is a perfect place for entertaining or just relaxing in evening with family and friends. Plenty of space for the family and for children to play. Gated side access to the front.

To Front of property:

Border gardens and parking for one vehicle. Access via side alley to rear garden.

Council Tax Band: C EPC Rating: D

Local Council: London Borough of Havering.

Approximate gross internal area 57m2 – 613 sq ft.

Perfect first home or buy to let investment,

Viewing strictly by appointment.







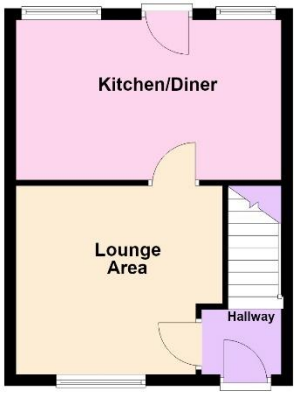




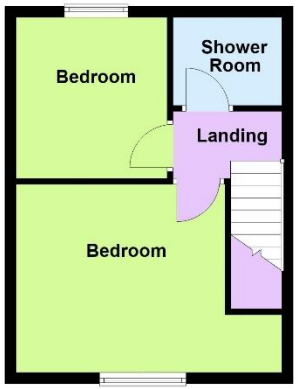


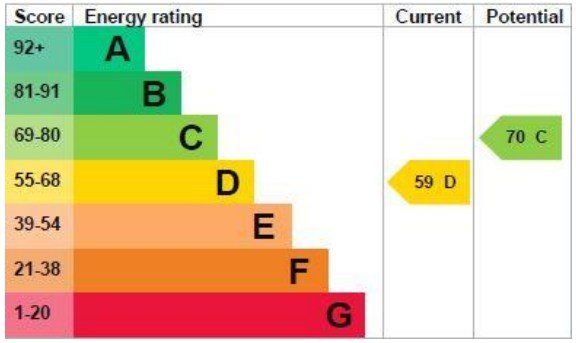
- **2 Double Bedrooms**
- **Lounge**
- **Fitted Kitchen / Diner**
- **First floor Shower room**
- **80’ Garden (approx.)**
- **Gas Central Heating**
- **Double Glazing**
- **Good size family home**
- **Potential to expand (STPP)**
- **Close to shops, schools and good transport links**

Ground Floor



First Floor





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Disclaimer
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.