



FIRST  
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# Valentines Way, Romford

£450,000

Tenure : Freehold

Floor Area : 1006.00 sq ft

Local Authority : Barking And Dagenham

Council Tax Band : D

Bedrooms : 3

Receptions : 2

Bathrooms : 1



## Energy Efficiency Rating

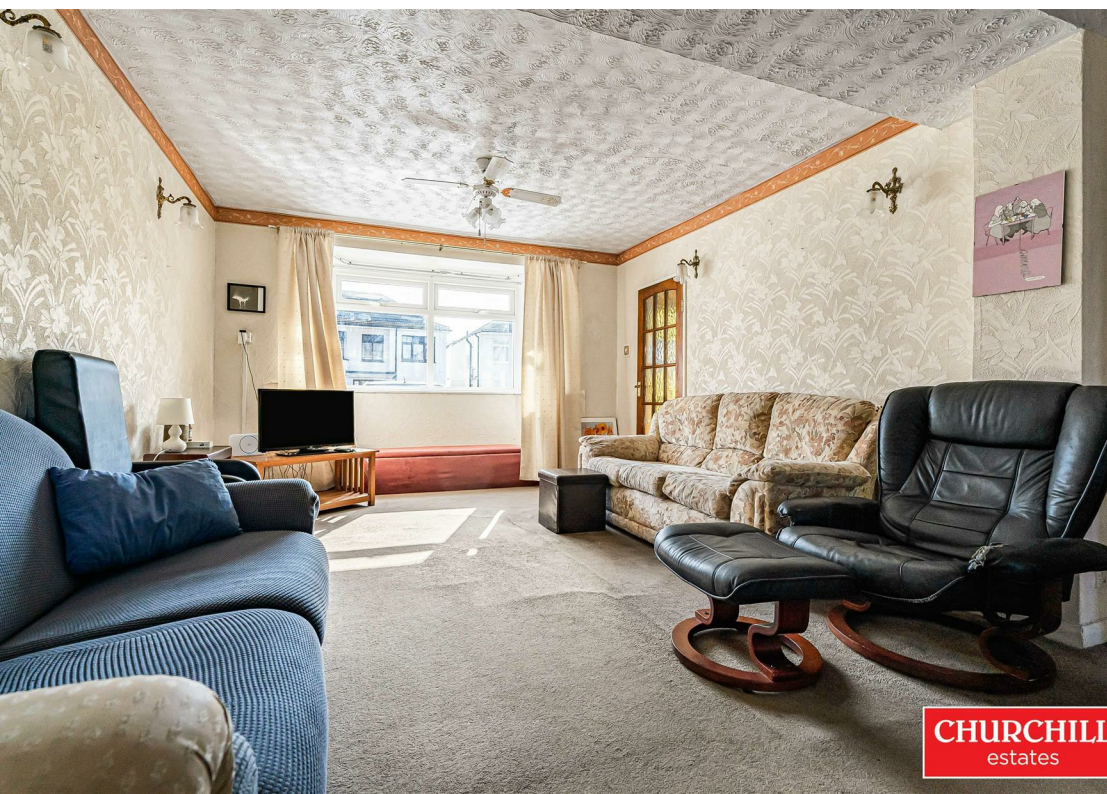
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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Churchill Estates are delighted to present this three bedroom semi detached family home on a quiet residential street, being offered with a complete chain.

The property is in liveable condition but requires modernisation throughout, offering buyers the opportunity to put their own stamp on the home and unlock its great potential.

Inside there is a spacious porch and entrance hall leading into a generous through lounge, a large kitchen and a quaint conservatory overlooking the rear garden. Upstairs the accommodation comprises three bedrooms including two double rooms and a generous single, along with a large bathroom and separate W/C providing well proportioned space for the whole family.

The property offers excellent potential for a rear and loft extension (subject to planning), allowing future owners to personalise and expand the space. Additional features include side access, an external brick built storage cupboard/workshop, a driveway for two cars and an approximately 80ft private rear garden laid to lawn with a patio area.

Families will love being so close to several highly regarded schools including with Rush Green Primary School 0.4 miles away and Harrow Lodge Primary School around 0.6 miles away, both within easy walking distance. Secondary schools nearby include Brook Sixth Form & Academy (0.6 miles) and Hornchurch High School (0.8 miles).

Transport links are excellent with Elm Park Underground Station roughly 1 mile away and Romford Railway Station approximately 1.2 miles away, offering fast connections into central London. Local green spaces including Eastbrookend Country Park are also within walking distance boasting woodland trails, fishing lakes, children's playgrounds and more.

For more information or to arrange an appointment to view please contact the office at your earliest convenience to avoid disappointment.





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**DIRTY WORDS PICTURES**  
ARE YOU ANGRY  
OR ARE YOU BORED?  
SERPENTINE GALLERY  
4.1.1987 - 17.1.1988



- Three bedroom semi detached family home
- Set within a quite residential turning
- Private 80ft rear garden with external brick built storage cupboard/workshop
- Excellent potential for rear and loft extension (subject to planning)
- Walking distance to Eastbrookend Country Park
- Being sold with a complete onward chain
- A fantastic modernisation opportunity
- Side access and private driveway with ample parking for 2 cars
- Close to highly regarded schools
- Council Tax Band: D



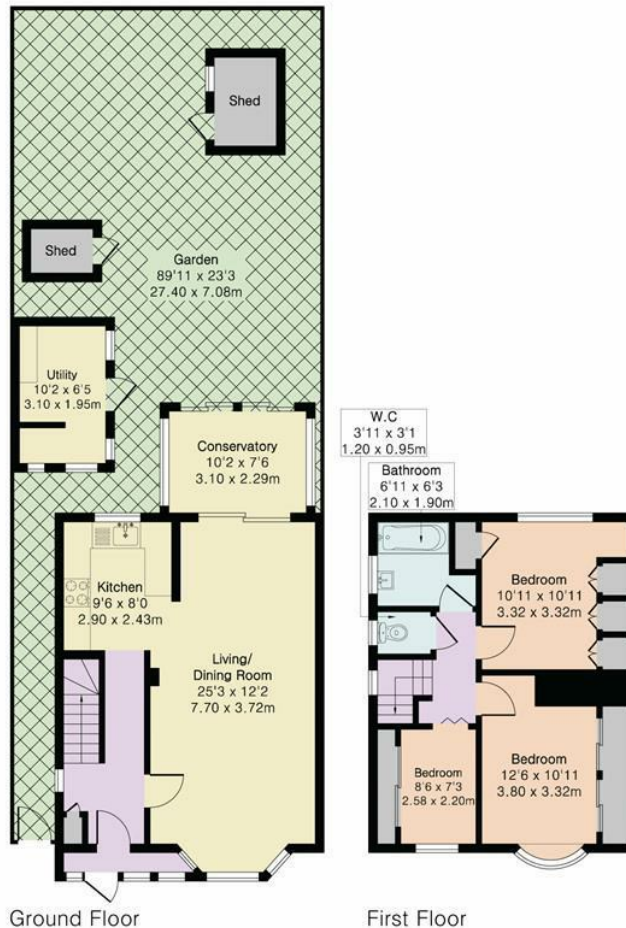


Approximate Gross Internal Area 1006 sq ft - 94 sq m  
(Excluding Outbuilding)

Ground Floor Area 559 sq ft - 52 sq m

First Floor Area 447 sq ft - 42 sq m

Outbuilding Area 65 sq ft - 6 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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