



## Chelmsford Avenue, Romford

Guide Price £300,000



- Private ground floor maisonette living — no stairs, no stress
- Spacious lounge with feature fireplace and bespoke fitted shelving
- Sleek high gloss kitchen with stylish wood-effect worktops
- Two true double bedrooms (not “double-ish”)
- Fitted wardrobes to the front bedroom for seamless storage
- Built-in cupboard to the rear bedroom
- Generous south-facing garden soaking up all-day sunshine
- Brick-built outbuildings, one with electrics — serious flexibility
- Smart central hallway layout connecting every room effortlessly
- Well-positioned Romford location close to amenities and transport



**GUIDE PRICE - £300,000 - £350,000**

**VIEW AND BUY THIS PROPERTY THROUGH COLUBRID AND GET £300 CASH BACK !!!**

**This is the kind of home that makes life feel easy — smart layout, beautiful presentation and a south-facing garden that does the sunshine part for you.**

Set along sought-after Chelmsford Avenue, this beautifully presented two bedroom home brings together modern finishes, clever storage and a sun-drenched garden that will have you mentally planning summer BBQs before you've even put the kettle on.

Step inside and the layout just works. A central hallway connects every room effortlessly — no wasted space, no awkward corners, just smart, practical living.

The lounge is the kind of space that makes you exhale. Bright, welcoming and centred around a feature fireplace that gives the room real personality. The fitted storage and shelving aren't just practical — they're Pinterest-ready. Think cosy evenings, styled bookcases and Sunday Netflix sessions done properly.

The kitchen? Sleek. Modern. Effortlessly cool. High gloss cabinetry paired with wood-effect worktops creates that perfect contrast of contemporary and warmth. Whether you're cooking a quick midweek dinner or hosting "just a few friends" that turns into midnight laughs, this space handles it all.

Both bedrooms are genuine doubles (no box room drama here).

The front bedroom comes with fitted wardrobes — streamlined, seamless storage that keeps everything tucked away.

The rear bedroom benefits from a built-in cupboard, making it ideal as a main bedroom, guest room or even a home office with hidden storage.

And then... the garden

A good sized, south-facing garden that catches the sun throughout the day. Morning coffee spot? Yes. Summer gatherings? Absolutely. Quiet evening unwind space? Without question.

To the rear, you'll also find brick-built sheds, one complete with electrics — workshop, home gym, hobby room, office pod, man cave, she shed... you decide.

Location-wise, you're perfectly placed for local amenities, transport links and everything Romford has to offer — making this a smart move for first-time buyers, downsizers or savvy investors alike.

Ground floor convenience. Private outdoor space. Storage that makes sense. Style that doesn't try too hard.

This one just gets it.

Early viewing highly recommended — before someone else swipes right on it first



**Colubrid.co.uk**

**THE SMALL PRINT:**

Council Tax Band: B  
Local Authority: Havering  
Annual Service Charge: £868.00  
Annual Ground Rent: £10.00  
Length of Lease: 86 years remaining

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £80 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



**Ground Floor**



