

3 Annas Gardens
Romford, Essex RM2 5UB
Price £600,000

86b High Street, Barkingside, Essex, IG6 2DR
Tel: **020 8551 4133** Fax: **020 8551 4621**

www.arbonandmiller.com
sales@arbonandmiller.com
lettings@arbonandmiller.com

3 Annas Gardens, Romford, Essex RM2 5UB

*** Price Guide: £600,000 to £625,000 *** NEW BUILD FOUR BEDROOM CHALET - Annas Gardens is an exclusive, private gated development comprising just four beautifully crafted new-build chalet bungalows, thoughtfully designed to offer a perfect blend of contemporary luxury and practical family living.
Each residence delivers exceptional specification and refined finishes throughout, creating homes of both style and substance. Internally, the properties boast four generous double bedrooms, providing versatile accommodation ideal for modern lifestyles. The heart of each home is the stunning open-plan lounge and kitchen space — a light-filled, sociable environment designed for both everyday living and entertaining, seamlessly connecting to the private rear garden. Externally, each home benefits from its own secluded garden, offering a peaceful retreat, alongside off-street parking for two vehicles — a rare and valuable feature in such a well-connected location. Perfectly positioned, Annas Gardens is just 0.5 miles from Gidea Park Station, offering swift access into Central London, while Squirrels Heath Primary School is conveniently located just 0.3 miles away. Residents will also appreciate the close proximity to a range of local amenities, as well as excellent road links via the nearby A127. Combining exclusivity, connectivity and high-quality design, Annas Gardens presents a rare opportunity to secure a premium home in one of RM2's most desirable residential settings.

ENTRANCE HALL
Obscure double glazed entrance door with obscure double glazed fixed sidelight, stairs to first floor, under stairs cupboard housing plumbing for washing machine, double radiator, tiled floor, spotlights to ceiling, coved cornice.

BEDROOM 13'9 x 13'1 (4.19m x 3.99m)
Three light double glazed window, spotlights to ceiling, coved cornice, double radiator, wood strip flooring.

BEDROOM 13'9 x 11'2 (4.19m x 3.40m)
Three light double glazed window, spotlights to ceiling, double radiator, coved cornice, wood strip flooring.

SHOWER ROOM
Double walk-in shower cubicle with mixer tap, hand held shower attachment and rainforest shower head over, vanity wash hand basin with mixer tap and storage under, low level wc, heated towel rail, tiled walls, tiled floor, spotlights to ceiling, extractor fan.

OPEN PLAN LOUNGE/KITCHEN 22'4 x 20'4 (6.81m x 6.20m)
Range of wall and base units, working surfaces, cupboards and drawers, five burner gas hob with extractor fan over, sink top unit with mixer tap, integrated dishwasher and fridge/freezer, eye level oven with integrated microwave, tiled splashbacks, coved cornice, spotlights to ceiling, two double radiators, wood strip flooring, two light double glazed window to flank, double glazed sliding door with double glazed fixed sidelight leading to rear garden.

FIRST FLOOR LANDING
Double radiator, wood strip flooring, coved cornice, spotlights to ceiling.

BEDROOM 17'9 x 17'5 (5.41m x 5.31m)
Two double glazed skylight windows, two double radiators, wood strip flooring, spotlights to ceiling.

BEDROOM 18'1 x 17'9 (5.51m x 5.41m)
Two double glazed skylight windows, two double radiators, wood strip flooring, spotlights to ceiling.

SHOWER ROOM
Double walk-in shower cubicle with mixer tap, hand held shower attachment, rainforest shower head and glazed screen, vanity unit with wash hand basin with mixer tap and storage under, low level wc, illuminated mirror, tiled walls, tiled floor, spotlights to ceiling, extractor fan, double glazed skylight window.

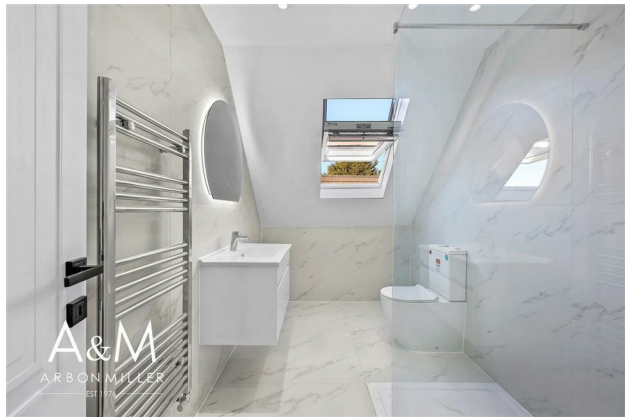
REAR GARDEN
Approx 40ft rear garden with paved patio area, boiler cupboard housing megaflow system, pedestrian side access.

FRONT GARDEN
Paved front garden providing OFF STREET PARKING for two vehicles. Outside power point, outside tap, external post box, wall light points, pedestrian side access.

SERVICE CHARGE
£500 per property per annum for the maintenance and upkeep of the communal gates and driveways

COUNCIL TAX
London Borough of Havering - TBC

AGENTS NOTE
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.

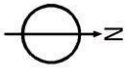


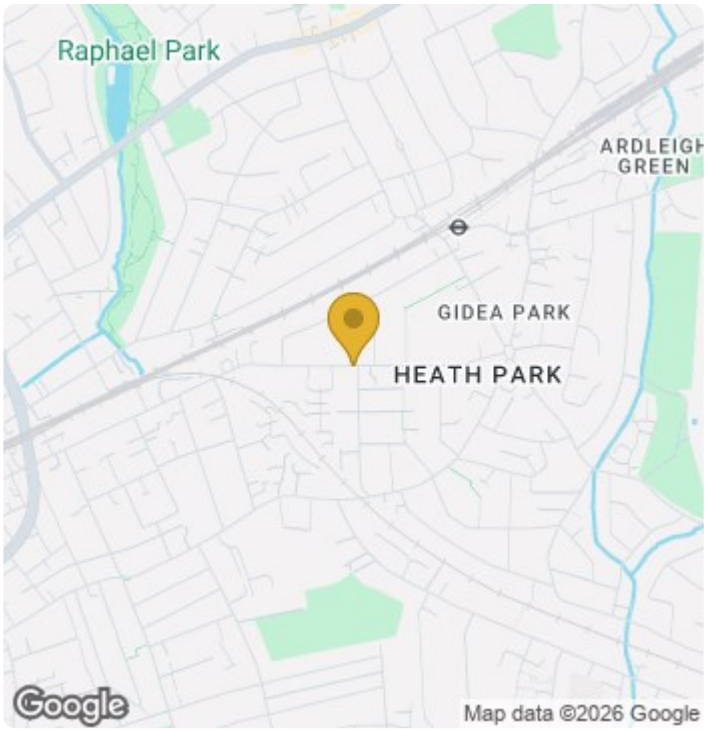


Anna's Gardens RM2

Approx. Gross Internal Area 1741 Sq Ft - 161.73 Sq M



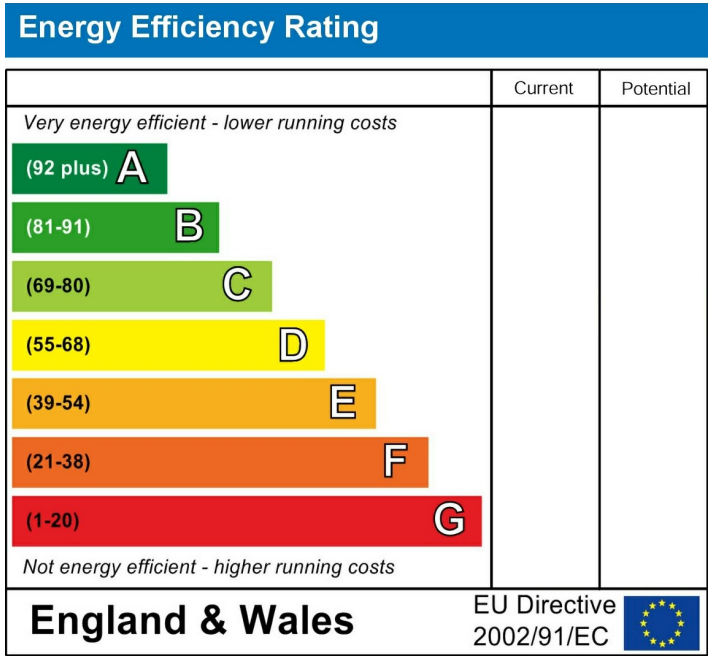




Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 8/4/2026




A&M
ARBONMILLER
EST 1976


A&M
ARBONMILLER
EST 1976


A&M
ARBONMILLER
EST 1976


A&M
ARBONMILLER
EST 1976