



ASKING PRICE

£425,000

Hillrise Road

Romford, RM5 3BY

Nestled on the charming Hillrise Road in Romford, this immaculate end terrace house offers a delightful blend of comfort and modern living. Spanning an impressive 926 square feet, this property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that exudes warmth and character, perfect for both relaxation and entertaining guests. The heart of the home is undoubtedly the kitchen diner, which provides a wonderful space for family meals. This area is designed for both functionality and style, ensuring that cooking and dining are a pleasure.

The property features three good size bedrooms. The bathroom is thoughtfully designed, providing a modern touch to your daily routines. Outside, the back garden is a true highlight, complete with a large outbuilding that offers versatile options for use, whether as a workshop, studio, or additional storage. The garden itself is a lovely space for outdoor activities, gardening, or simply enjoying the fresh air.

Parking is a breeze with space for two vehicles, a valuable asset in this desirable area. This home has been well-maintained and is presented in immaculate condition, ready for you to move in and make it your own.

This end terrace house on Hillrise Road is not just a property; it is a place where memories can be made. With its excellent location, spacious interiors, and outdoor charm, it is a must-see for anyone looking to settle in Romford.

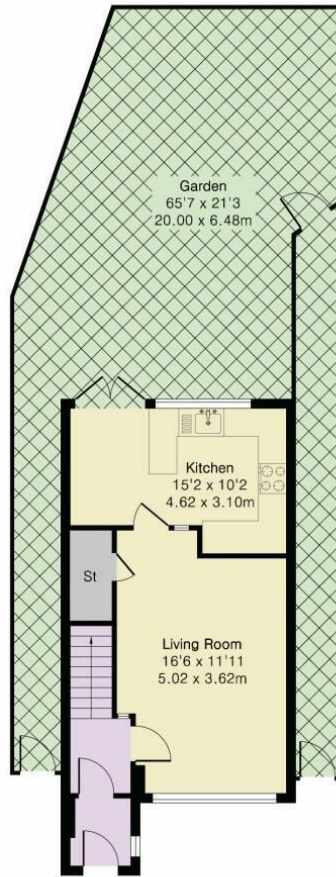




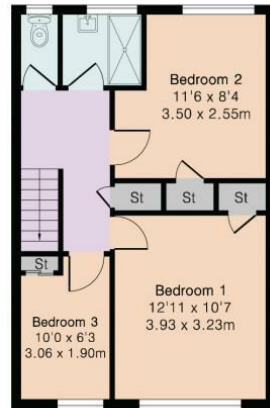
Approximate Gross Internal Area 892 sq ft - 83 sq m

Ground Floor Area 429 sq ft – 40 sq m

First Floor Area 463 sq ft – 43 sq m



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		73	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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