



Keith  
Ashton

Boxmoor Road,  
Romford





## 54 BOXMOOR ROAD

Romford, RM5 2SJ

Asking Price £450,000 - £475,000

We are pleased to present this well-maintained semi-detached family home, ideally situated within easy reach of local shops, schools, and everyday amenities. Offering a warm and inviting atmosphere throughout, the property features a charming open-plan lounge and dining area, a well-appointed kitchen, three comfortable bedrooms, and a contemporary family shower room.

Perfectly positioned near the open green spaces of Havering Country Park, this home lies within the catchment area of an outstanding-rated primary school and is just a short drive from Romford Town Centre and train station. Offering comfort, convenience, and excellent connectivity, it's an ideal choice for growing families and commuters alike.

- SEMI-DETACHED FAMILY HOME
- CLOSE TO HAVERING COUNTRY PARK
- WELL PRESENTED THROUGHOUT
- ELECTRIC CAR CHARGER & OFF-STREET PARKING
- OPEN FIREPLACES
- NEW WINDOWS AND DOOR
- THREE BEDROOMS
- SHORT DRIVE TO ROMFORD TOWN CENTRE





## Description

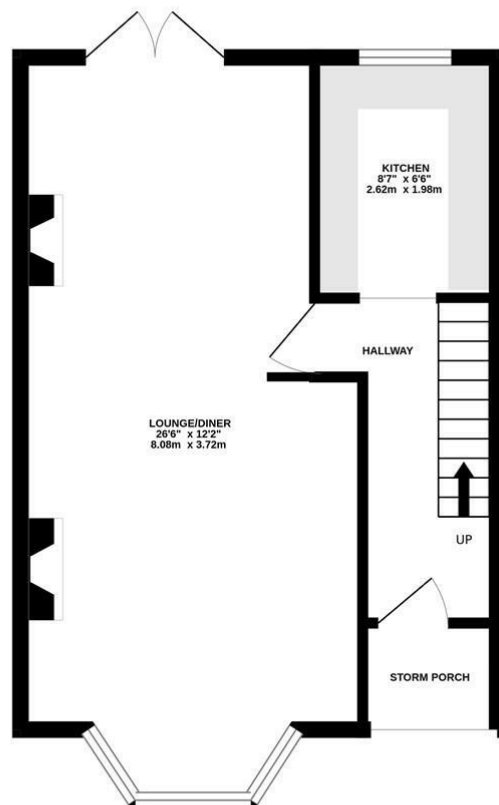
The internal layout begins with a welcoming entrance hall that leads into a delightful open-plan lounge and dining area, filled with character. This inviting space boasts two feature open fireplaces, a bay window to the front, and French doors at the rear that open onto the garden, creating a seamless flow between indoor and outdoor living. The well-appointed kitchen is equipped with a range of eye and base level units and ample worktop space, catering perfectly to everyday cooking.

Upstairs, the first-floor landing provides access to three well-proportioned bedrooms and a stylish, modern shower room —ideal for family living.

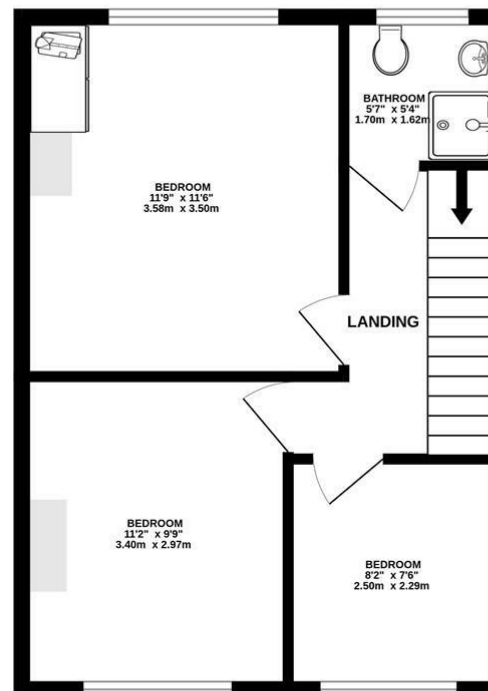
Outside, the rear garden begins with a paved patio area with a useful brick-built outbuilding to the side. The remainder of the garden is laid to lawn, offering a tranquil and private space to relax. To the front, a block-paved driveway provides convenient off-street parking.



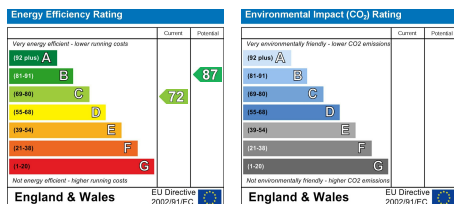
GROUND FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 821 sq.ft. (76.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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#### SERVICES:

Local Authority: Romford  
Council tax band: C  
Post code: RM5 2SJ

#### VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents

#### OPENING HOURS:

Monday to Friday: 8.45AM - 6.30PM | Saturdays: 9AM - 5.30PM | Sundays: 10AM - 2PM

**MORTGAGE INFORMATION:** We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 260858 or visit our interactive website at [www.mortgagebusiness.net](http://www.mortgagebusiness.net)



We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website [www.keithashton.co.uk](http://www.keithashton.co.uk)

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