



Kingsbridge Road, Romford, RM3

Price: Offers over £200,000

Leasehold

Kingsbridge Road, Romford, RM3 – 1 Bedroom, First Floor Flat with Garden

Property Details:

A One-Bedroom Flat with a Difference — Your Own Private Garden! Calling first-time buyers, investors and anyone looking for a spacious one-bedroom home with something rather special...

This superbly proportioned first-floor flat offers generous living space, excellent storage, its own enclosed balcony and the rare bonus of a private rear garden. Whether you're taking your first step onto the property ladder, looking for a comfortable home that's easy to manage, or searching for a buy-to-let investment, this property offers plenty of flexibility and potential. The accommodation begins with a large double bedroom, complete with built-in storage, providing a comfortable and practical retreat. The generous lounge/dining room offers plenty of space to relax, entertain or create a dedicated dining area. The good-sized fitted kitchen/breakfast room is a particularly practical space, with a breakfast bar providing the perfect spot for a morning coffee or casual meal, while still allowing you to stay part of the conversation when entertaining or preparing dinner. The enclosed balcony is another particularly useful feature. Alongside providing additional space, it incorporates a large storage cupboard which can also be utilised as a utility area, with water supply available for a washing machine and other appliances. And then there's the feature that really sets this property apart... Your own private garden. For a first-floor flat, having your own enclosed outdoor space is a fantastic bonus. Whether you're enjoying a morning coffee, growing a few plants, entertaining friends or simply having somewhere to sit outside and unwind, the garden gives you an extra dimension of living space that's often difficult to find with apartment living. The communal hallway and stairs have also recently undergone a complete redecoration, giving the shared areas a fresh and well-maintained feel. The location offers an excellent balance between convenience and access to green space. There are a wealth of shops and everyday amenities within walking distance, together with local facilities including swimming pools, gyms, shopping areas, doctors and health centres, dentists and a variety of parks and open spaces. For commuters, there is easy access to the A12, A127 and M25, while regular bus services connect with Harold Wood, Romford and Gidea Park stations, providing access into London via the Elizabeth Line. And for those who enjoy getting outside, there's something rather lovely nearby... The magnificent Manor, with its deer and abundance of other wildlife, provides a magical setting for walking, enjoying nature and escaping the pace of everyday life. It's somewhere to take the children, walk the dog or simply enjoy some peaceful time surrounded by greenery. So, if you're looking for a spacious one-bedroom home with your own garden, excellent transport links, plenty of storage and the potential to add value, this property deserves a closer look. It would make an excellent first home, a manageable option for those looking to downsize, or an attractive investment opportunity. **There are lots of possibilities here — but you really need to see the space and appreciate everything this property has to offer. Book your viewing today. Viewing is strictly by appointment.**

First Floor Flat:

Entrance to flat via secure door entry system to communal hall with stairs to first floor and door to access gardens.

Entrance Hallway: 12'8" X 6'0" - Access to all accommodation. Storage cupboard. Cupboard housing electric meter. Radiator. Wood flooring. Smooth ceiling with downlights. Neutral décor.

Lounge / Diner: 16'2" x 12'4" - Double glazed window to front aspect. Chimney Breast with Feature Gas/Coal effect Fire (serviced annually). Radiator. Wood flooring. Smooth ceiling with coving. Neutral decor.

Kitchen/Breakfast Room: 12'8" x 8'1" - Double glazed window to rear aspect. A range of wall and base units and glass display cabinets. Integrated dishwasher. Space for fridge/freezer. Integrated new electric oven. Gas hob with extractor over. Sink with mixer tap and drainer. Tile splash back. Boiler cupboard. Tiled Floor. Smooth ceiling with spotlights. Neutral décor.

Enclosed Balcony.: 12'9" x 6'8" L-Shaped - Double glazed Windows to rear aspect with roller blind. Large storage cupboard. Electric point and plumbing for washing machine. Wood flooring. Radiator. Smooth ceiling with coving. Neutral décor.

Bedroom 1: 12'11" x 9'7" - Double glazed window to front aspect. Built in wardrobe. Fitted carpet. Radiator. Smooth ceiling with downlights. Neutral décor.

Bathroom: 9'1" x 5'11" - Double glazed frosted window to rear aspect. P-shaped panel bath with shower over. Low level W.C. Vanity sink with storage under. Heated towel rail. Tiled to walls and vinyl floor. Smooth ceiling with central light. Neutral décor.

Outside:

Private Garden: Access via the private communal walk way at the rear, leading to garden entrance. Mainly laid to lawn with established trees and shrubs creating a lovely private garden. Storage shed/cabin to remain. A blank canvas with lots of scope to create an entertaining garden for long hot summer days.

Communal Garden: To front of property. Large green area mainly laid to lawn with established shrub borders and plants.

On street parking.

Council Tax Band: **A** EPC Rating: **D** - Local Council: London Borough of Havering.
Approximate gross internal area 58 m² – 624 ft²

Huge potential to add value. Close to transport links, schools, shops and amenities.
Service charge: £1,206.12 per annum - **Ground rent:** Currently £10 per annum.

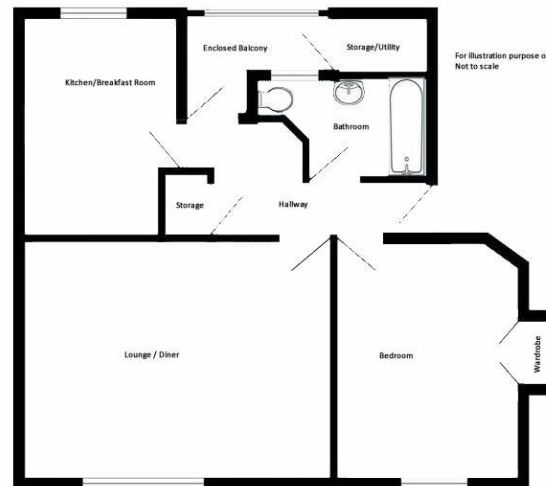
1st Floor Flat with own Garden



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- 1 Double Bedroom
- Large Lounge / Diner
- Fitted Kitchen
- Family Bathroom
- Gas Central Heating & Double Glazing
- Enclosed Balcony with large storage cupboard / utility area
- Own Private Garden at Rear
- Close to shops, schools and good transport links
- Perfect First Home or Buy To Let investment



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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