

ParaBar Estates



Havering Road, Romford

Asking Price £425,000

- THREE BEDROOMS
- GARAGE AT REAR
- SHORT WALK TO RISE PARK & BEDFORDS PARK
- NO ONWARD CHAIN
- THREE RECEPTION ROOMS
- MODERN BATHROOM
- 60 FT SECLUDED REAR GARDEN
- 20 FT MODERN KITCHEN
- GOOD ACCESS TO ROMFORD STATION
- DOUBLE GLAZED & GAS CENTRAL HEATING

106 High Street, Billericay, Essex, CM12 9BY
01277 65 65 63

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Havering Road, Romford

Situated in the ever-popular Rise Park area of Romford, this well-proportioned three-bedroom family home offers generous living space, a private rear garden, and excellent access to local amenities, making it an ideal purchase for families, first-time buyers, or investors.

The property features a bright and welcoming entrance hall leading to a spacious through lounge, providing versatile living and dining areas perfect for both everyday family life and entertaining. To the rear is a well-appointed kitchen with ample worktop and storage space, overlooking the garden.

Upstairs, the home offers three bedrooms, including two generous doubles and a comfortable single room, ideal as a child's bedroom, nursery, or home office. A modern family bathroom completes the first-floor accommodation.

Outside, the property benefits from a good-sized rear garden, offering plenty of space for outdoor dining, children to play, or future landscaping, while off-street parking to the front adds everyday convenience. Ideally positioned close to highly regarded local schools, parks, shops, and regular bus routes, the property also offers easy access to Romford town centre and the Elizabeth Line, providing fast links into Central London. This attractive home combines space, practicality, and a sought-after location, making it one not to be missed.



Council Tax Band: D



ENTRANCE HALL

LOUNGE

22'10 x 12

DINER

9'10 x 9'10

FAMILY AREA

KITCHEN

20'6 x 7'1

FIRST FLOOR

BEDROOM ONE

12'4 x 11'2

BEDROOM TWO

10'1 x 9'2

BEDROOM THREE

6'5 x 6

BATHROOM

EXTERIOR

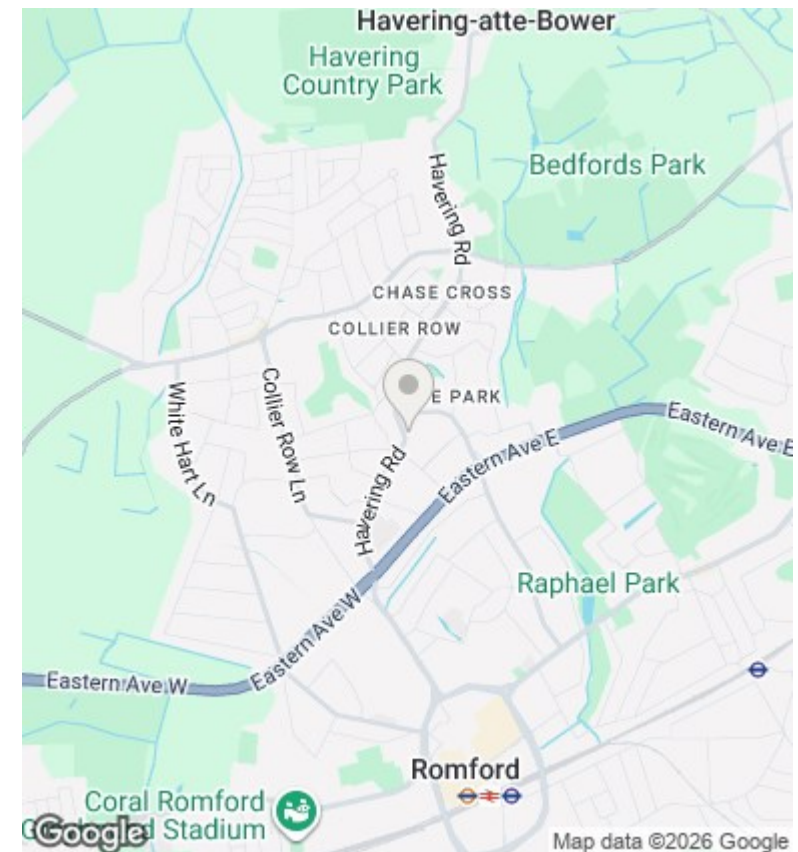
GARAGE







Whilst every attempt has been made to ensure the accuracy of the floor plan, measurement of doors, windows and any other item are approximate and no responsibility is taken for any error, omission or mistatement. This plan is for illustrative purposes and only should be used as such.
Plan produced using PlanUp.



Directions

Viewings

Viewings by arrangement only. Call 01277 65 65 63 to make an appointment.

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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