



Canon Avenue, , Romford, RM6 5RR

- THREE BEDROOM
- THROUGH LOUNGE
- OFF STREET PARKING
- CHAIN FREE
- IDEAL FAMILY HOME

- SEMI DETACHED HOUSE
- FIRST FLOOR BATHROOM
- REDBRIDGE BOROUGH
- LARGE REAR GARDEN
- MUCH SOUGHT AFTER LOCATION

£465,000

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Nestled in the desirable area of Chadwell Heath, this charming three-bedroom semi-detached house on Canon Avenue offers a perfect blend of comfort and convenience. Spanning an impressive 884 square feet, this property is an ideal family home, providing ample space for both relaxation and entertainment.

Upon entering, you are welcomed into a bright and airy through lounge, which serves as a versatile living area, perfect for family gatherings or quiet evenings in. The first-floor bathroom is well-appointed, catering to the needs of a busy household. Each of the three bedrooms is generously sized, ensuring that everyone has their own personal space.

One of the standout features of this property is the large rear garden, which presents an excellent opportunity for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, off-street parking is available, providing convenience and peace of mind.

Being chain-free, this home is ready for you to move in without delay. Located within the Redbridge Borough, the property is situated in a sought-after area, known for its community spirit and accessibility to local amenities, schools, and transport links.

This semi-detached house is not just a property; it is a place where memories can be made. Whether you are a first-time buyer or looking to settle into a family-friendly neighbourhood, this home is sure to meet your needs. Do not miss the opportunity to make this delightful house your new home.



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Hallway

Living Room
14'6 x 11'3

Dining Room
12'10 x 10'3

Kitchen
8'6 x 6'6

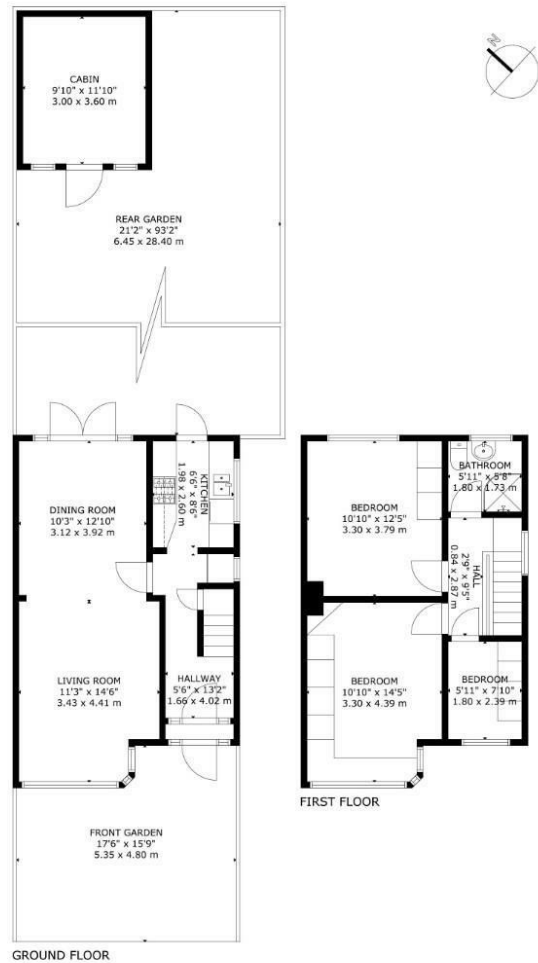
Bedroom One
14'5 x 10'10

Bedroom Two
12'5 x 10'10

Bedroom Three
7'10 x 5'11

Bathroom
5'11 x 5'8

Garden
9'3'2



GRASS INTERVAL AREA
 TOTAL: 85 m²/884 sq.ft.
 GROUND FLOOR: 41 m²/442 sq.ft. FIRST FLOOR: 41 m²/442 sq.ft.
 EXCLUDED AREAS: CABIN: 11 m²/116 sq.ft. FRONT GARDEN: 23 m²/244 sq.ft.
 REAR GARDEN: 170 m²/1,832 sq.ft.
 SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Viewings

Please contact chadwell.heath@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



6 Tudor Parade, Chadwell Heath, RM6 6PS
 Tel: 020 8150 6001 Email: chadwell.heath@hunters.com <https://www.hunters.com>

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

