



Eastern Avenue East, Romford
3 Bedroom Terrace House

Guide Price : £400,000-£425,000

Freehold

Eastern Avenue East, Romford – Superb 3 Bedroom Terrace House

Property Details:

Lots of space with huge potential, this family home is waiting for you to Make It Your Own! A good size three-bedroom family home in the popular area of Romford RM1. Offering a fantastic combination of space for a growing family, potential to add value or expand (STPP) and a good size rear garden with outbuilding/cabin and shed. Whether you're a first-time buyer taking your first step onto the property ladder, a growing family looking for more space, or a home mover looking to downsize without compromising on space, this home offers plenty to enjoy. The ground floor provides a bright and inviting family lounge / diner with lots of space for entertaining family and friends or just relaxing at the end of the day. A fitted kitchen with lots of storage and integrated appliances. Natural light flows throughout the home, creating a bright and comfortable atmosphere. Upstairs are three well-proportioned bedrooms and the family bathroom, providing the flexibility today's families need. Outside, the rear garden is a blank canvas just waiting to be sculptured into your dream garden. A large gated patio provides the perfect spot for 'Al Fresco' dining and summer entertaining, with an awning for sheltered dining in the summer. Beyond this is a further large area with a shed and a cabin/outbuilding which will remain—providing useful additional storage. The good-sized front garden is laid mainly to lawn with flower borders and enclosed by a low wall, creating an attractive approach to the property. The location is great for easy access to Romford town, with good local schools, local shops, amenities and transport links all close by. For commuters and those travelling further afield, there is easy access from the A12, to the A127 and M25 and other major road networks. This is a home that offers space, comfortable living and huge opportunity to create the home of your dreams. A home with broad appeal and plenty of potential for first-time buyers, families, home movers, downsizers and investors alike. If you're looking for a home that's practical, offers potential to expand as the family grows then this one needs to be viewed.

Ground Floor:

Entrance from front of the property to porch. Low walled garden with lawned area and flowerbeds.

Porch: 6'1" x 2'0" – Integrated brick porch with UPVC front and frosted glazed door to hallway. Wood flooring.

Hallway: 12'9" x 6'7" - Stairs to first floor with under-stair storage. Wood flooring. Radiator. Part glazed door to lounge and further part glazed door to kitchen. Dado rail. Smooth ceiling with wall lights. Neutral décor.

Kitchen: 10'6" x 8'4" – Double glazed window and door overlooking garden. Lots of natural light. A wide range of fitted wall and base units including display cupboards, giving plenty of storage space. Integrated electric oven & gas hob with extractor over. 1 ½ bowl sink with mixer tap and drainer. Integrated under counter fridge and freezer. Space for washing machine & tumble dryer. Panelled ceiling with spotlights. Part tiled to walls/splash back. Vinyl wood effect flooring. Neutral décor.

Lounge / Dining: 25'9" x 11'4" - Double glazed French doors to rear patio and garden. Chimney breast. Fitted carpet. Dado rail. Radiator. Texture ceiling with coving. Pendant lighting to dining area and wall lights to lounge area. Neutral décor.

First Floor

First Floor Landing: 8'11" into stairwell x 6'7" - Access to all first-floor accommodation. Smooth ceiling with coving and wall lights. Access to loft which is insulated and has ladder for access. Dado rail. Fitted carpet. Neutral décor.

Bedroom 1: 14'7" x 11'5" - Double glazed window to front aspect. Bespoke fitted wardrobes to one wall with drawers/dressing table area. Fitted carpet. Radiator. Smooth ceiling with coving and spotlights. Dado rail. Neutral décor.

Bedroom 2: 11'5" x 10'5". Double glazed window to rear aspect. Built in mirrored wardrobes. Radiator. Dado rail. Fitted carpet. Smooth ceiling with coving and pendant light. Neutral Décor.

Bedroom 3: 9'3" x 6'8". Double glazed window to front aspect. Fitted carpet. Radiator. Texture ceiling with pendant light. Dado rail. Neutral Décor.

Bathroom: 6'7" x 5'8" - Double glazed frosted window to rear aspect. Panel bath with mixer tap and shower over. Low level W.C. Hand basin. Part tiled to walls and splashbacks. Cupboard housing Bosch combi-boiler. Tile floor. Radiator. Smooth ceiling with down lights. Neutral decor.

Outside:

Rear Garden: Approx 60' (unmeasured). Low maintenance rear garden commencing with large patio area perfect for 'Al Fresco' dining and awning for shade on hot summer days. Gate leading to the rest of the garden with shed and large cabin/storage that will remain. The garden is a blank canvas with lots of options for its new owner to create the perfect garden to suit their family needs.

To Front of property: Walled front garden with lawns and border gardens.

Council Tax Band: C - **Local Council:** Havering. – **EPC:** C

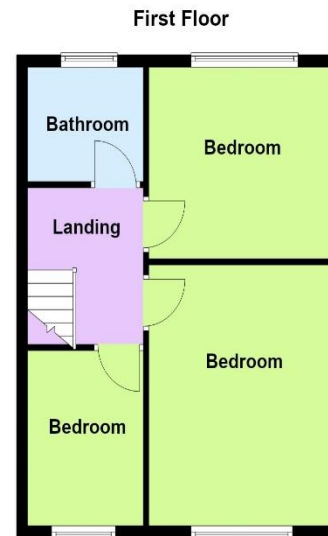
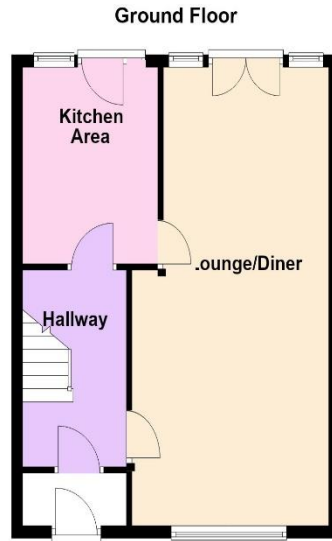
Approximate gross internal area: 82.m2 – 882 ft2

This lovely family home is well located for easy commuting. Excellent access to road links from A12 including M25 / A127. Close to good schools, shops and amenities. For London commuters, easy access to Romford Station for trains into London.





- 3 Bedrooms
- Fitted Kitchen
- Through Lounge / Diner
- First Floor Bathroom
- Gas Central Heating
- Double glazing
- Low Maintenance Rear Garden
- Garden to the Front
- Perfect First Home or Investment Property
- Close to Shops, Good Schools, Local amenities & transport links



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

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