



**Guide Price**

**£500,000**

**Freehold**

3x  1x  1x 

**Helmsdale Close,  
Romford, Essex, RM1**

**OVER 60?**

Secure this property  
for up to **59% less!**

 **DOUGLAS  
ALLEN**  
Helping you move forwards



## Main features

- Picturesque rear garden
- Off road parking
- Close to local schools & amenities
- Sought after location in Rise Park
- Convenient location for A12, A127 & M25 road links

## Accommodation

### GROUND FLOOR

- Hallway
- Cloakroom
- Kitchen: 12'5 x 8'1 (3.79m x 2.47m)
- Dining Room: 13'8 x 12'4 (4.17m x 3.76m)
- Lounge: 11'9 x 11'6 (3.58m x 3.51m)
- Guest Room: 10'5 x 8'8 (3.18m x 2.64m)

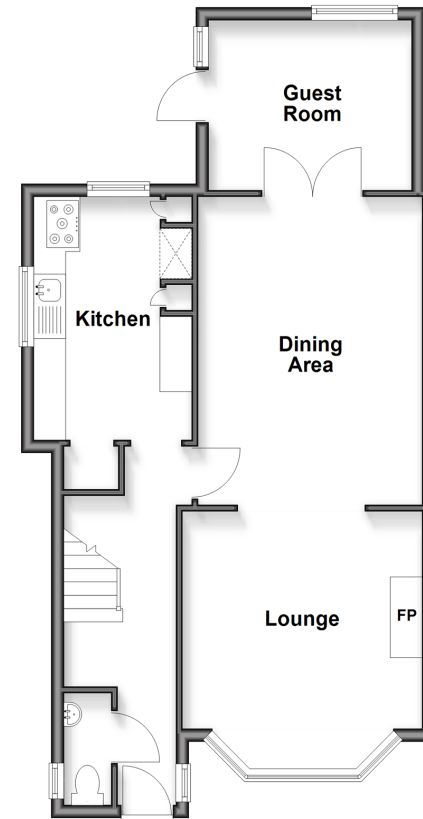
### FIRST FLOOR

- Landing
- Bedroom 1: 13'7 x 11'9 (4.14m x 3.58m)
- Bedroom 2: 11'9 x 9'1 (3.58m x 2.77m)
- Bedroom 3: 8'5 x 6'5 (2.57m x 1.96m)
- Bathroom

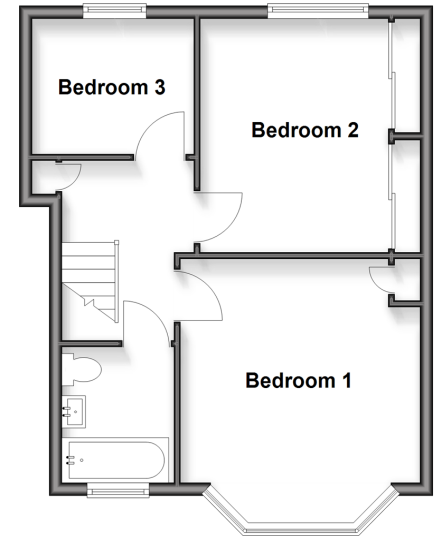
### OUTSIDE

- Rear Garden
- Off Road Parking
- Garage

**Ground Floor**  
Approx. 59.5 sq. metres (640.8 sq. feet)



**First Floor**  
Approx. 42.3 sq. metres (455.4 sq. feet)



## Call Hornchurch - 01708 437777 ■ [douglasallen.co.uk](http://douglasallen.co.uk)

- A private rental licensing scheme applies to some properties in this area, please check with the Local Authority before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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