



Oak Street, Romford, RM7

Guide Price: £375,000 - £425,000

Tenure: Freehold

Oak Street, Romford, RM7 – 2 Bedroom Victorian Terrace House

Property Details:

CHAIN FREE!!!! If you are looking for a good size property that you can make into your family dream home then this may be just what you are looking for. Perfect location, quiet road close to all amenities.

The ground floor offers a good size through lounge, with feature fireplace, high ceilings and open doorway to the kitchen. Fitted kitchen with door to the inner lobby area then door to the ground floor w.c.. There is also a conservatory with door to it from the kitchen. On the first floor you have 2 double bedrooms and the family bathroom with 4 piece suite. Good size rear garden of approx. 46' which is mainly paved for low maintenance with small border garden of established trees and plants. There is also a feature fishpond. The property is in need of updating throughout but is a super project or first home that you can put your mark on and make it yours.

Perfectly located close to good schools, shops, transport links and Romford Town Centre plus Market. Romford Station is close by for trains into London and also Heathrow via the Elizabeth Line - ideal for first-time buyers, up and downsizers and investors. Don't miss out - this is an absolute little Gem!

Property details:

Entrance. Entrance to property from the front via small porch area. Electric meter housing. Open plan to the hallway with stairs to first floor and access to ground floor accommodation. Fitted carpet.

Through Lounge: 24'5" x 14'2": Double glazed bay window to front aspect. Chimney breast with feature fire place. Single glazed window to inner lobby area. Fitted carpet. High ceilings typical of period homes. Small under-stair cupboard housing gas meter. Wall paper to most walls with dado rail. 2 x Radiators. Texture ceiling with ornate ceiling roses and 2 x pendant lighting.

Kitchen: 11'3" x 9'4". Windows over-looking lean-to / inner lobby. Single glazed door to inner lobby and also to the conservatory. Ample wall and base units. Space for washing machine and fridge/freezer. Combi boiler. Integrated electric oven and gas grill. Gas hob. Stainless steel 1.5 bowl sink with mixer tap and drainer. Tiled walls and floor. Beamed ceiling with pendant lighting.

Inner Lobby/Lean-to 7'7" x 3'3": Double glazed high level windows to side aspect. Door to ground floor W.C. Radiator. Tile flooring.

Ground Floor W.C.: 3'9" x 3'3". Double-glazed high-level window to side aspect. Low level W.C. Hand basin with mixer tap. Tiled floor. Wall lights.

Conservatory: 11'2" x 7'3". Double glazed French doors to rear garden. Tile floor. Radiator.

First Floor:

First Floor Staggered Landing: 14'9" x 4'11". Access to bedrooms and bathroom. Fitted carpet. Access to loft.

Bathroom: 11'2" x 8'3": Single glazed window to rear aspect. Panel bath with mixer tap and shower over. Separate Shower cubicle. Hand basin with storage under. Low level W.C. Built in storage cupboard. Fully tiled to walls and floor. Radiator. Tiled ceiling with center light.

Bedroom 1: 14'3" x 13'4". Double glazed bay window to front aspect. Fitted wardrobes. Fitted carpet. Radiator. Texture ceiling with pendant light.

Bedroom 2: 11'3" x 8'10". Single glazed window to rear aspect. Fitted wardrobes. Fitted carpet. Radiator. Texture ceiling with coving. 2 x wall lights.

Outside:

Rear Garden (Approx. 46'). Low maintenance rear garden which is mainly paved with a small border garden that is home to established trees, shrubs and flowers. Feature fishpond. A good space that is easy to maintain.

Front: Small walled garden with established hedge.

Parking: On street permit parking.

Location

Super location in a quiet road, close to shops, schools and excellent transport links. Walk to Romford for its shopping center, market and Station for trains into London or Heathrow via the Elizabeth Line. Super location for city commuters.

The property is in need of updating and has huge potential to add value.

Council Tax: C – EPC D – Total floor area : 82m2 - 882 ft2

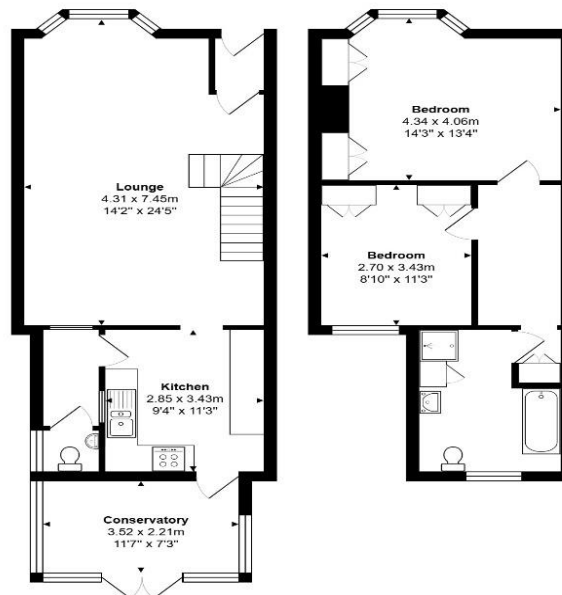
CHAIN FREE PROPERTY!!!



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.



- 2 Double Bedrooms
- Through Lounge / Diner
- Fitted Kitchen
- Ground Floor W.C.
- Conservatory
- First Floor Bathroom
- Central Heating
- Low Maintenance Rear Garden
- Huge Potential to Expand (STPP)
- Updating Required
- Close to Romford Town, Station, Shops, Schools & Transport Links



Total Area: 93.1 m² ... 1002 ft²
 Measurements are approximate for illustrative purposes only and may have been taken from the widest area
 Floorplan Copyright The Estate Agents Photographer
 www.theestateagentsphotographer.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

T: 07532 164364
 E: jenni.dawson@kwuk.com
www.kwuk.com



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.