



## Upper Brentwood Road

Approximate Gross Internal Area  
 Ground Floor = 63.6 sq m / 686 sq ft  
 First Floor = 44.4 sq m / 478 sq ft  
 Garage = 12.2 sq m / 131 sq ft  
 Total = 120.2 sq m / 1296 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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### Directions

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**3 Bed  
 House - End Terrace  
 located in**



# 0 Upper Brentwood Road

Romford

Price Guide £600,000

Freehold



NO ONWARD CHAIN • EXTENDED THREE BEDROOM SEMI-DETACHED HOME • DETACHED GARAGE • 23FT LOUNGE • GROUND FLOOR SHOWER ROOM AND FIRST FLOOR BATHROOM WITH ADDITIONAL SHOWER • DINING ROOM • 85FT ESTABLISHED GARDEN • 1141SFT • DRIVEWAY •

Guide Price: £600,000 - £650,000.

Nestled on the desirable Upper Brentwood Road in Romford, this charming house offers a perfect blend of comfort and style. Spanning an impressive 1,141 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining guests. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant dining space. The layout of the house promotes a warm and welcoming atmosphere, perfect for creating lasting memories.

The property features two modern bathrooms, ensuring convenience for all occupants. Each bathroom is designed with functionality in mind, providing a serene space to unwind after a long day.



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	

