

Cranbrook Lettings

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 **3**
Bedrooms

 **2**
Bathrooms



No Onward Chain .

Gas Central Heating

Double Glazed

Freehold.

London Borough of Redbridge.

Located on High Road, Romford, this three-bedroom terraced house offers a comfortable and practical living space in a well-connected residential area. The property features a newly constructed kitchen equipped with essential appliances, providing a stylish and functional space for everyday cooking and dining.

The spacious reception through lounge is filled with natural light, creating a warm and welcoming atmosphere ideal for relaxation and entertaining guests. The property also benefits from a well-maintained garden, perfect for outdoor activities and leisure.

The house comprises three well-proportioned bedrooms, offering comfortable accommodation for families. A ground floor toilet adds convenience, while the first floor features a family bathroom with a separate toilet. The bedrooms are carpeted for added warmth and comfort, while the hallway and living areas feature sleek flooring that enhances the feel of the home.

The property is offered unfurnished, allowing prospective owners the flexibility to style and furnish the home to their own taste. Parking is available along with a private garage, providing additional practicality and secure storage space.

Situated in Romford, the property benefits from close proximity to local amenities including shops, restaurants, and schools. The area is well-served by public transport links, making commuting straightforward and convenient.

The Energy Performance Certificate (EPC) rating is currently D, reflecting the property's energy efficiency and future cost-saving potential.

This terraced house presents an excellent opportunity for those seeking comfort, convenience, and modern living in a desirable part of Romford.

Parking with garage Newly constructed kitchen EPC Rating: D Council Tax Band: D

Virtual Tour <https://www.madesnappy.co.uk/ltour/NmExMDZiMWQwNDk0MTUuMzA4NTY1Mzc->

For more information or to arrange a viewing, please contact Cranbrook Lettings today. Don't miss out on the opportunity to make this wonderful house your

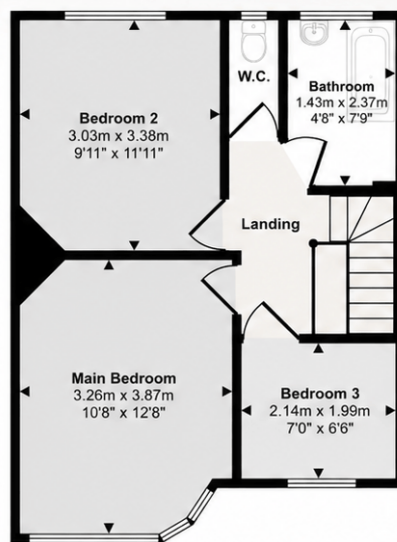
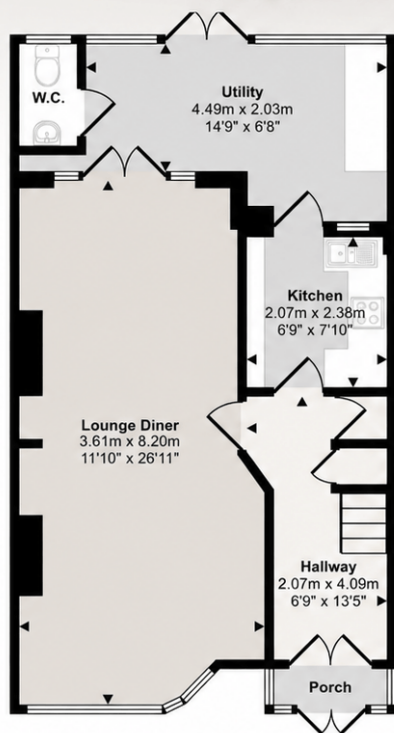
new home.

DISCLAIMER: Cranbrook Lettings is the sellers agent for this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.

Planning & building regulations details for any works carried out on the property should be specifically verified by the purchasers solicitor before proceeding with the purchase.

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Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

