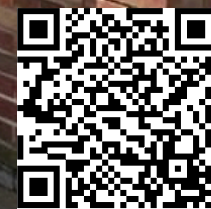
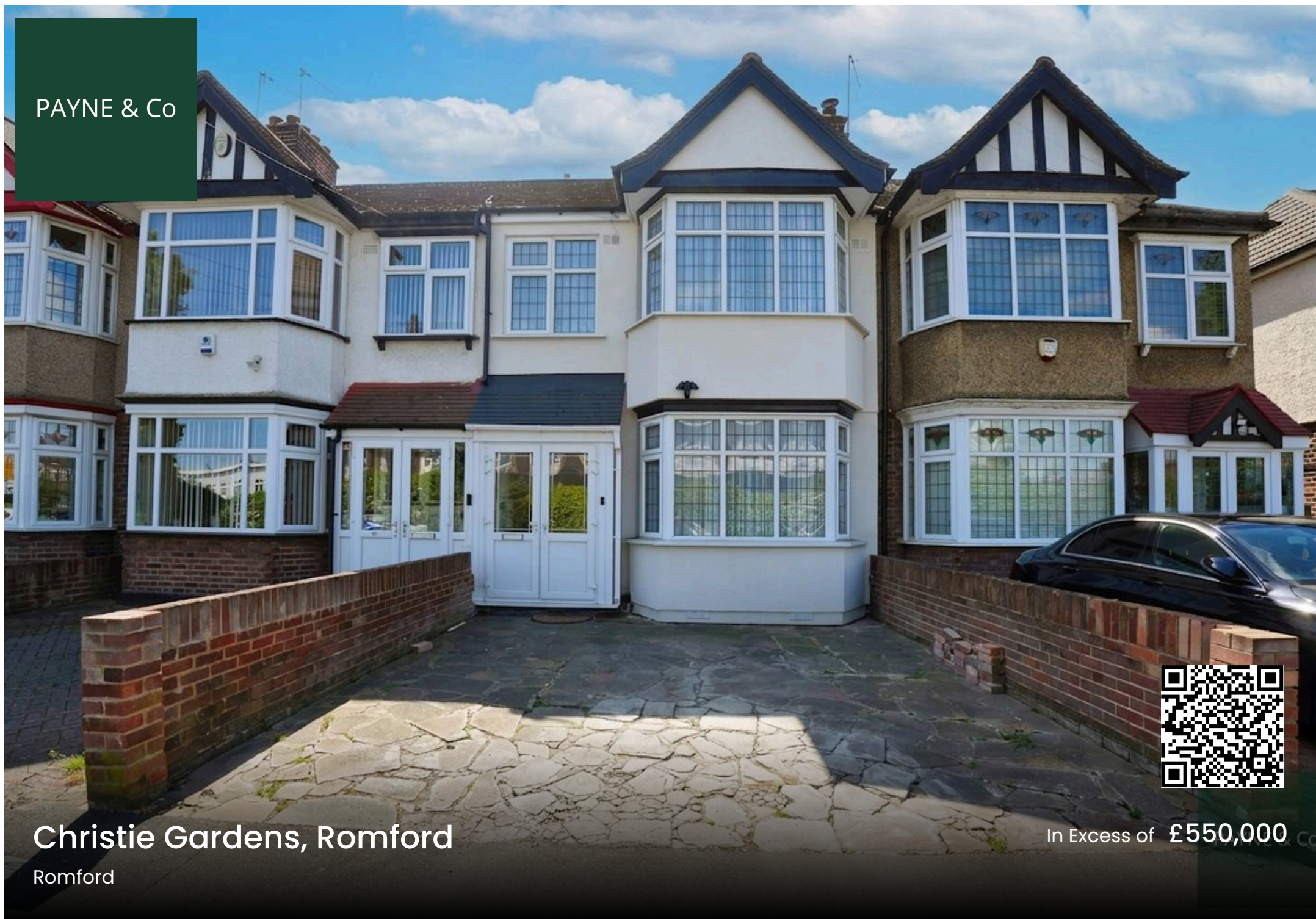


PAYNE & Co



Christie Gardens, Romford

Romford

In Excess of £550,000

This three-bedroom terraced house is for sale in Romford, offering an immaculate interior with two reception rooms, one kitchen and one bathroom, plus a useful loft room providing additional flexible space to be used as required. The property is situated within reach of local amenities including shops, supermarkets and everyday services in the nearby Chadwell Heath and Romford areas. There are several schools in the wider locality, as well as Chadwell Heath Academy on your doorstep, making the area practical for families and first-time buyers looking for educational options close to home. Green spaces such as local parks and playing fields are accessible for walking, leisure and outdoor activities. Public transport links are available from Chadwell Heath station, approximately a short drive or bus ride away, providing Elizabeth Line services into central London, with typical journey times of around 25–30 minutes to Liverpool Street and further connections across the capital. Romford station also offers additional rail and bus links, broadening commuting and travel options. Romford town centre provides a wider selection of retail outlets, cafés, restaurants and entertainment venues, all accessible by local bus routes or by car. This property may appeal to buyers seeking a three-bedroom terraced house in an established residential area with access to transport, schools, local amenities and green spaces.

London Borough of Redbridge: Tax Band D – **£2,294.58 per annum (2026/2027)**

*In accordance with Section 21 of the Estate Agents Act 1979, we declare that a connected person has a personal interest in this property, as the seller is related to an employee of the estate agency.*

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three bedrooms
- Excellent transport links
- Door step of Chadwell Heath Academy
- Two receptions
- Loft room
- Ground floor W.C
- Off-street parking



**Ground Floor Entrance**

**Hallway**

**Reception**

14' 2" x 11' 3" (4.32m x 3.44m)

**Reception**

13' 9" x 10' 4" (4.18m x 3.14m)

**Kitchen**

17' 10" x 16' 6" (5.44m x 5.03m)

**W.C**

**First Floor Landing**

**Bedroom**

14' 8" x 10' 5" (4.48m x 3.18m)

**Bedroom**

13' 5" x 10' 5" (4.10m x 3.18m)

**Bedroom**

6' 10" x 6' 6" (2.08m x 1.98m)

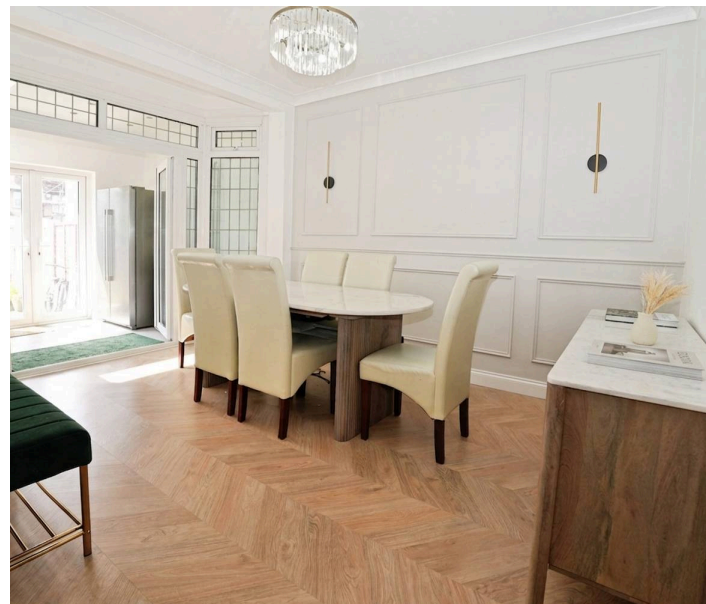
**Bathroom**

**Loft Room**

8' 9" x 14' 6" (2.67m x 4.43m)



PAYNE & Co

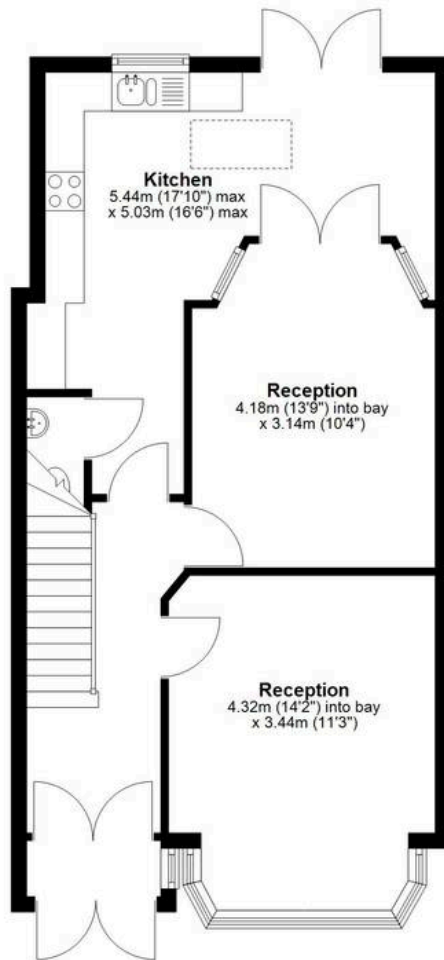
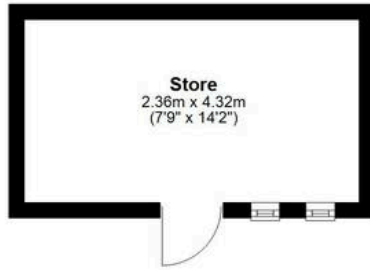






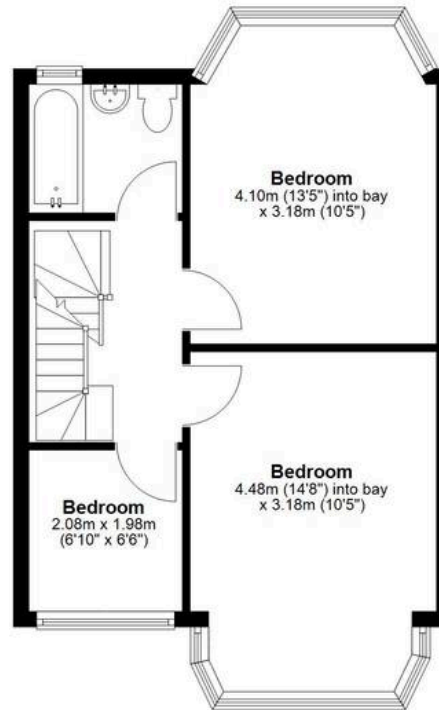
### Ground Floor

Approx. 65.2 sq. metres (701.7 sq. feet)



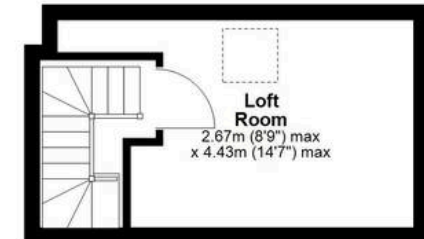
### First Floor

Approx. 40.1 sq. metres (431.7 sq. feet)



### Second Floor

Approx. 12.3 sq. metres (132.4 sq. feet)



Total area: approx. 117.6 sq. metres (1265.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.



PAYNE & Co



PAYNE & Co

## Payne & Co

Payne & Co, 151 Cranbrook Road - IG1 4TA

020 8518 3000 • [ilford@payneandco.co.uk](mailto:ilford@payneandco.co.uk) • [payneandco.co.uk](http://payneandco.co.uk)

A private rental licensing scheme applies to some properties in this area, please contact us 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.