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370 Havering Road  
Romford, RM1 4FE  
Price guide £515,000

## 370 Havering Road, Romford, RM1 4FE

GUIDE PRICE £515,000 - £540,000 - CHAIN FREE - Located along the ever-popular Havering Road, this modern three-bedroom family home offers well-balanced accommodation ideal for contemporary living. The property benefits from off-street parking and a stylish open-plan kitchen/diner, providing a bright and versatile space perfect for family life and entertaining. Conveniently positioned for a range of well-regarded local schools, shops, and amenities, as well as excellent transport links, this home presents an excellent opportunity for families and professionals alike.

### ENTRANCE HALL 16'5 x 5'8 (5.00m x 1.73m)

Composite obscure double glazed entrance door with obscure glazed fixed sidelight, wood strip flooring, double radiator, stairs to first floor, spotlights to ceiling, understairs storage cupboard, doors to:

### CLOAKROOM 4'10 x 2'4 (1.47m x 0.71m)

Low level wc, vanity unit with wash hand basin and mixer tap, extractor fan, wood strip flooring.

### RECEPTION 13'10 x 10'6 (4.22m x 3.20m)

Three light double glazed window, wood strip flooring, double radiator, spotlights to ceiling.

### OPEN PLAN KITCHEN/DINER 17'4 x 16'8 to extremes (5.28m x 5.08m to extremes)

Range of wall and base units, working surfaces, cupboards and drawers, sink top unit with mixer tap, five burner gas hob with extractor fan over, eye level electric oven, integrated fridge/freezer and dishwasher, spotlights to ceiling, wood strip flooring, bi folding double glazed doors leading to rear garden.

### FIRST FLOOR LANDING

Open storage area, doors to:

### BEDROOM ONE 15' x 10'4 (4.57m x 3.15m)

Three light double glazed window, wood strip flooring, double radiator.

### BEDROOM TWO 15'6 x 10'4 to extremes (4.72m x 3.15m to extremes)

Two light double glazed window, double radiator, wood strip flooring.

### BEDROOM THREE 11'7 x 7'8 (3.53m x 2.34m)

Two light double glazed window, double radiator, wood strip flooring.

### SHOWER ROOM 7'1 x 5' (2.16m x 1.52m)

Corner glazed shower enclosure with mixer tap and hand held shower attachment, vanity unit with wash hand basin and mixer tap, low level wc, heated towel rail, tiled walls, tiled floor, obscure double glazed window, extractor fan.

### REAR GARDEN

Patio area, remainder laid to lawn, outside cupboard housing boiler.

### FRONT GARDEN

### COUNCIL TAX

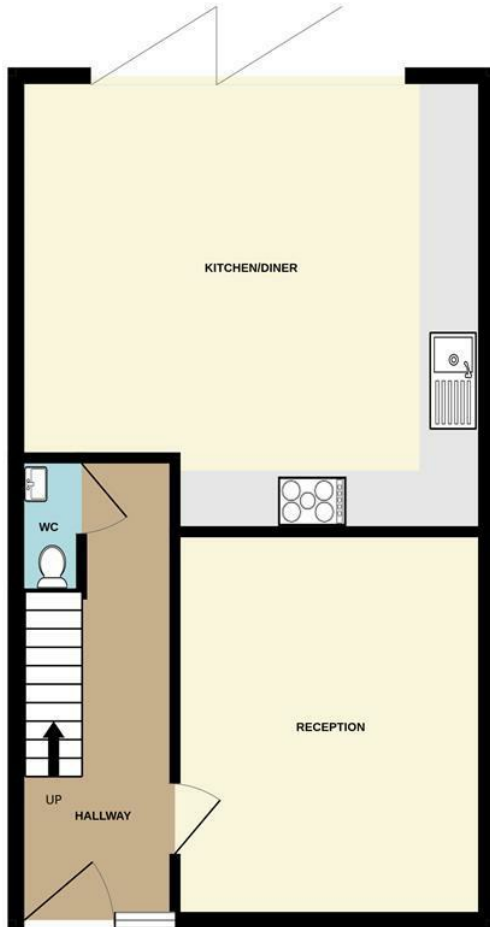
London Borough of Havering - Band E

### AGENTS NOTE

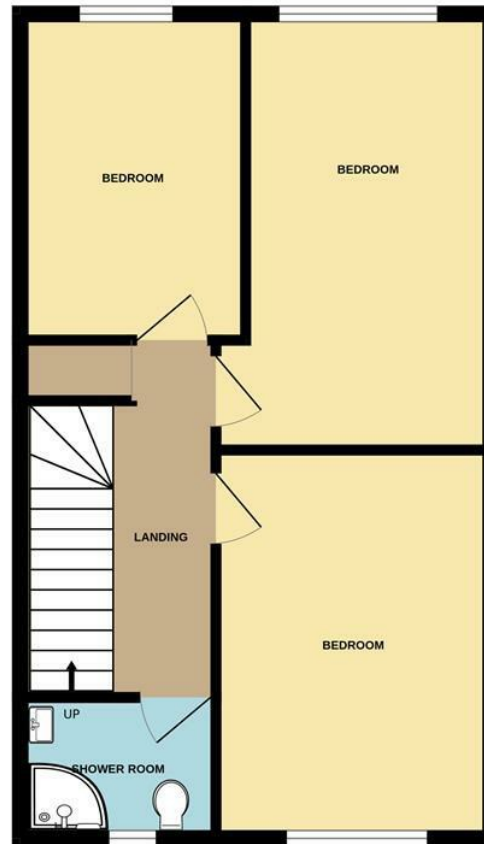
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.



GROUND FLOOR  
501 sq.ft. (46.5 sq.m.) approx.

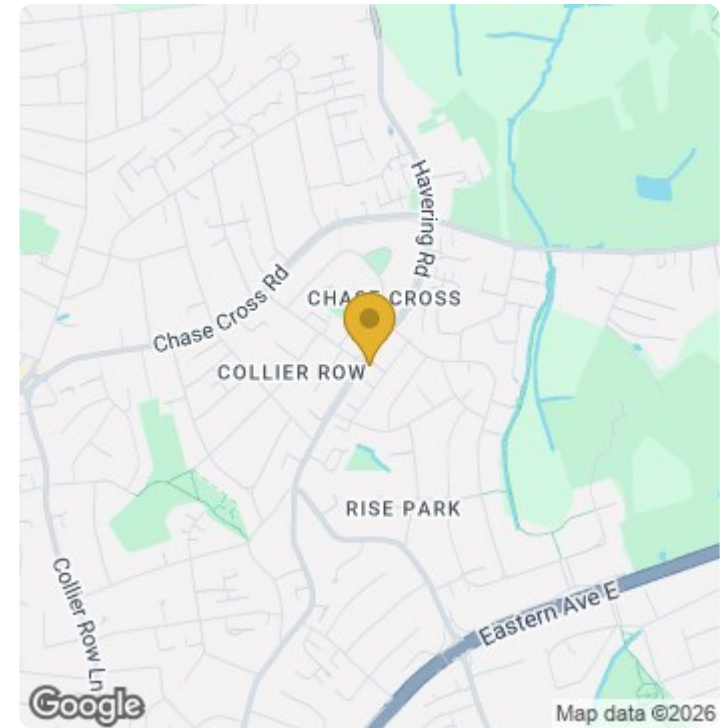


1ST FLOOR  
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 990 sq.ft. (92.0 sq.m.) approx.

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.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>90</b>
(69-80) <b>C</b>	<b>79</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



