



Edenhall Road, Romford, RM3 7RX

**£350,000**

**Freehold**

**Council Tax Band - C**



Offered for sale with no onward chain is this two bedroom end of terrace home ideal for someone looking to put their own stamp on something, the accommodation includes Lounge, kitchen/breakfast room, two double bedrooms and bathroom, externally there is a 55ft rear garden and potential for parking to the front of the property.



### Entrance Porch

Part frosted double glazed entrance door to front, double glazed window to side, tiled flooring.

### Entrance Hall

Part frosted double glazed door to porch, carpet, stairs to first floor, electric storage heater.

### Lounge

15'2 x 12'4 (4.62m x 3.76m)

Double glazed window to front, carpet, electric storage heater.

### Kitchen/Breakfast Room

15'1 x 8'3 (4.60m x 2.51m)

Double glazed window to rear, part frosted double glazed door to side lobby, tiled flooring, electric storage heater, electric storage heater, electric hob, oven and extractor, stainless steel single drainer sink, part tiled wall, wall and base units, plumbing for washing machine.

### Side Lobby

Part frosted double glazed door to side, tiled flooring, cupboard, access to under stairs cupboard.

### Landing

Double glazed window to side, loft access, carpet, electric storage heater.

### Bedroom One

18'7 x 10'8 at max (5.66m x 3.25m at max)

Two double glazed windows to front, carpet, electric storage heater.

### Bedroom Two

11'6 x 9'10 (3.51m x 3.00m)

Double glazed window to rear, carpet, cupboard, electric storage heater.

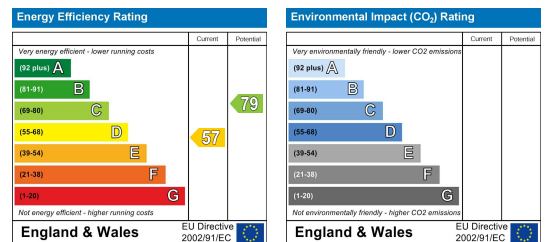
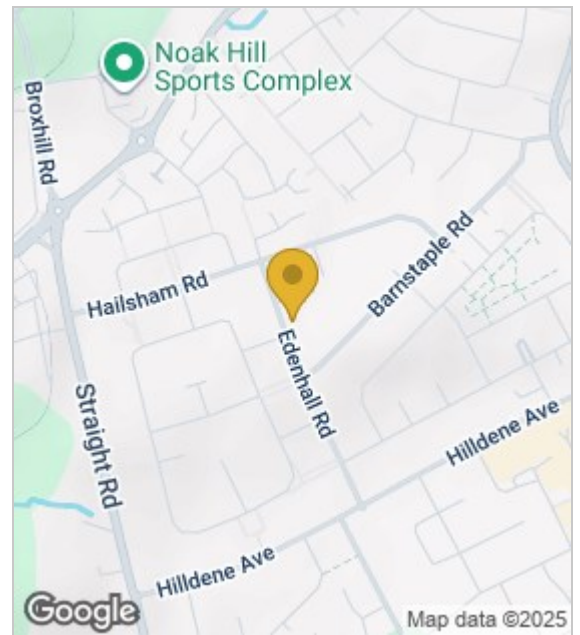
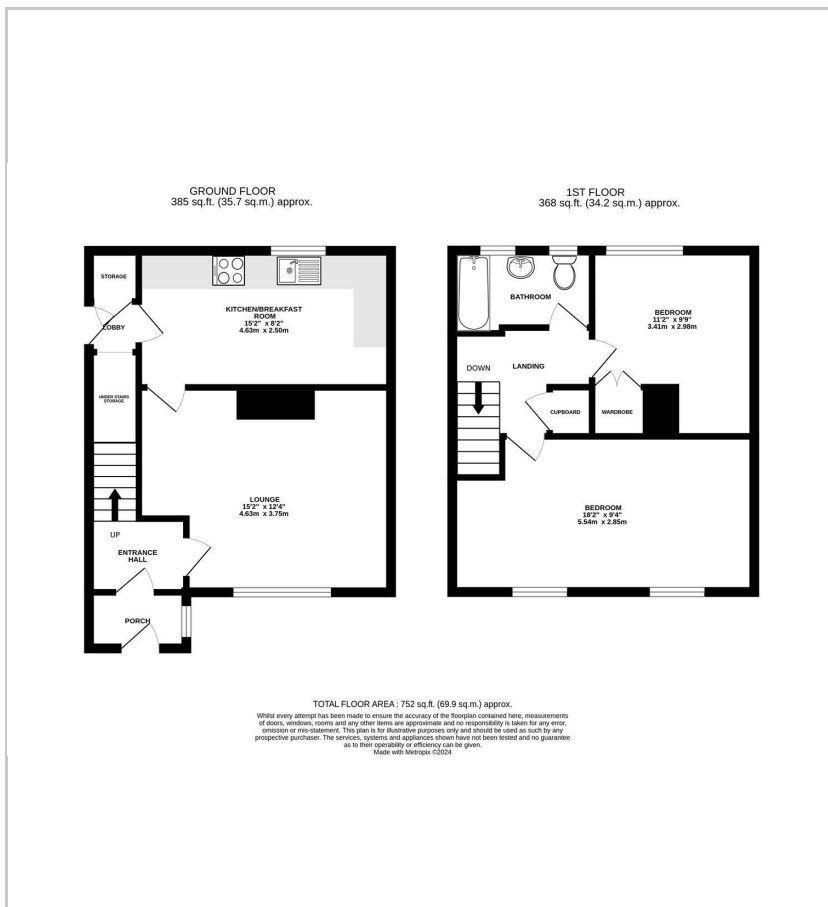
### Bathroom

Two double glazed windows to rear, vinyl flooring, panelled bath, low level WC, pedestal wash hand basin, part tiled walls.

### Garden

55' (16.76m)

Side pedestrian access, patio area, lawn, shed



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