



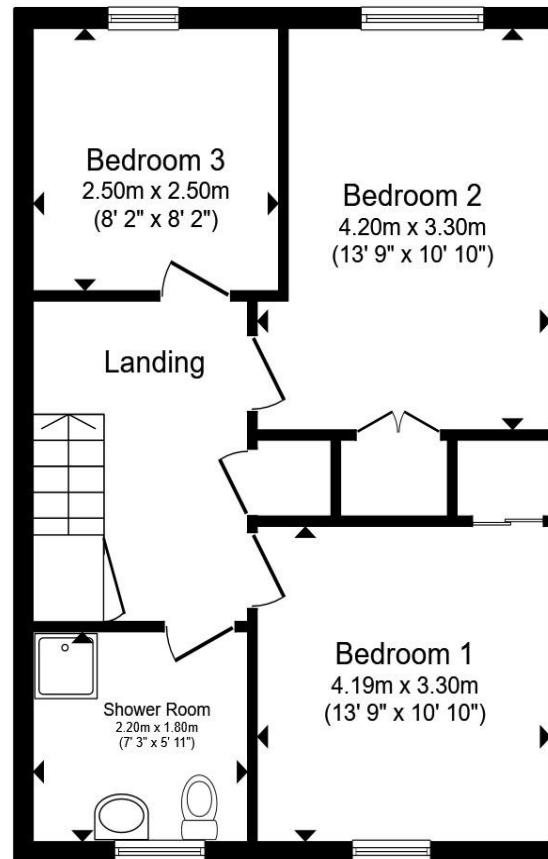
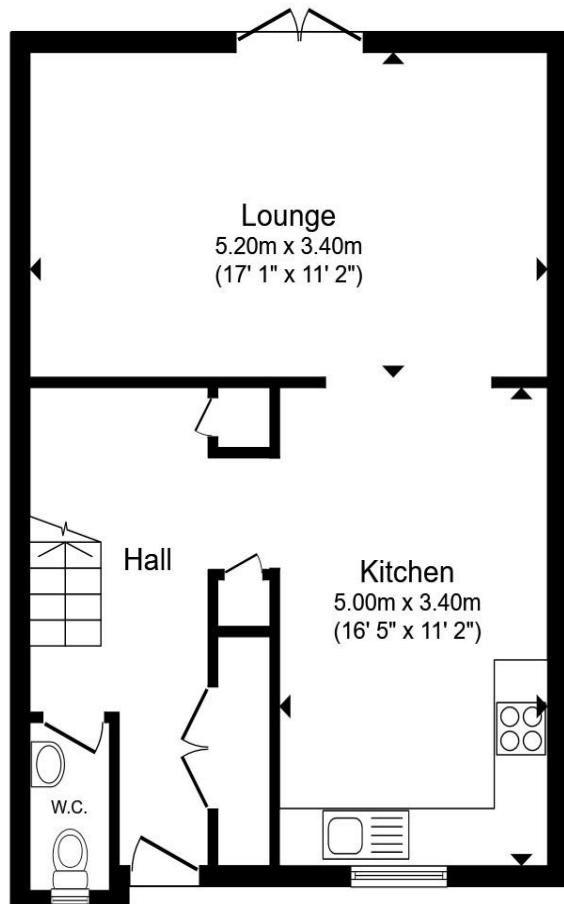
Clematis Close, Romford, RM3 8ES

welcome to

Clematis Close, Romford

Spacious three bedroom terraced home in Harold Hill with a private garden, excellent transport links, and easy access to local amenities—ideal for first-time buyers or young families.





Lounge
17' 2" x 10' 4" (5.23m x 3.15m)

Kitchen
16' 7" x 8' 4" (5.05m x 2.54m)

Bedroom 1
13' 9" x 10' 11" (4.19m x 3.33m)

Bedroom 2
13' 6" x 8' 10" (4.11m x 2.69m)

Bedroom 3
8' 2" x 8' 2" (2.49m x 2.49m)

Bathroom
6' 7" x 5' 9" (2.01m x 1.75m)

Total floor area 99.0 sq.m. (1,066 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Clematis Close, Romford

- Ideal for first-time buyers
- Scope to personalise and add value
- Generous room proportions
- Excellent transport links
-

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

guide price

£350,000



view this property online williamhbrown.co.uk/Property/GDP103654

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
GDP103654 - 0007


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