



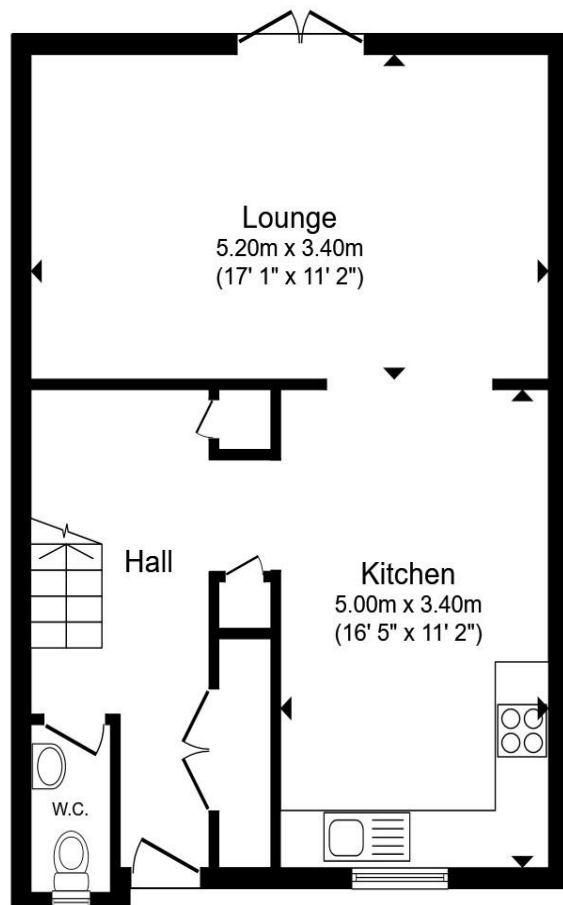
**Clematis Close, Romford, RM3 8ES**

**welcome to**

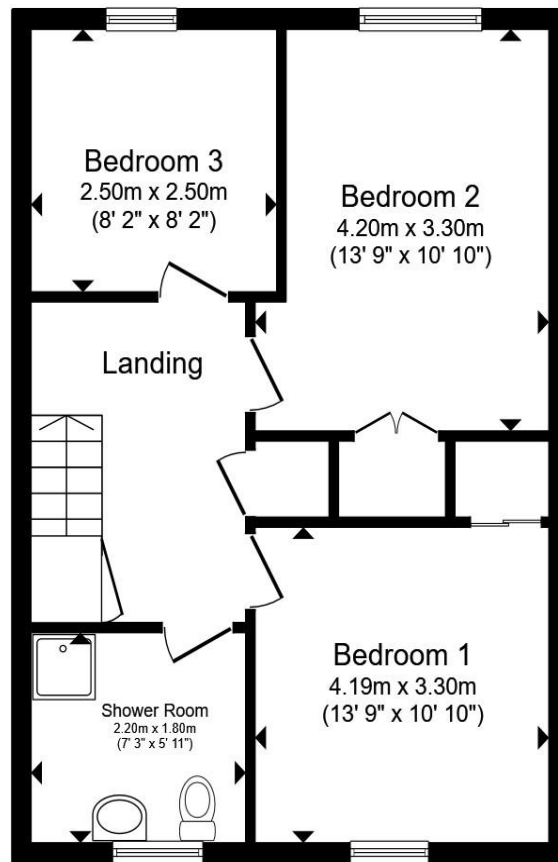
**Clematis Close, Romford**

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.





**Ground Floor**



**First Floor**

### **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](http://www.propertybox.io)

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## 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**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
GDP103654 - 0007

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