
147
CHURCHILL
estates





Marlborough Road, Romford

Guide Price £450,000

Tenure: Freehold

Floor Area: 893.00 sq ft

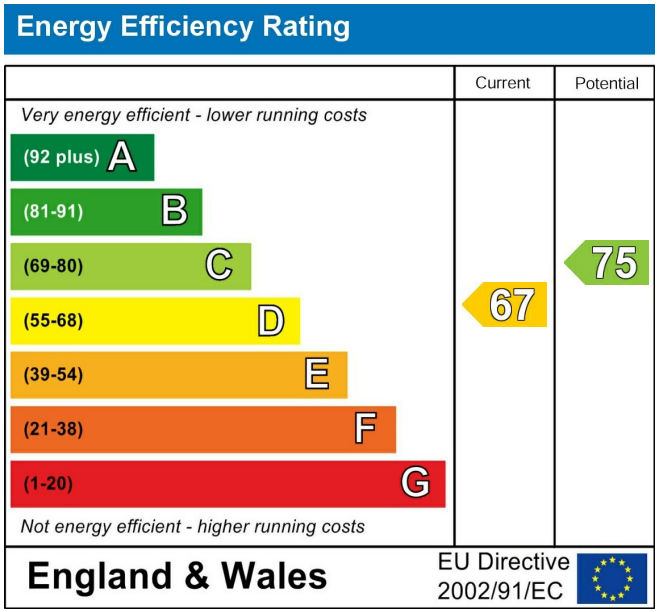
Local Authority: Havering

Council Tax Band: A

Bedrooms : 3

Receptions : 3

Bathrooms : 2











£450,000 - £475,000

This charming semi-detached house presents an excellent opportunity for families seeking a spacious and versatile home. Spanning circa 893 square feet, the property boasts generous living accommodation throughout, making it perfect for both relaxation and entertaining.

Upon entering, you are greeted by a welcoming lounge that flows seamlessly into a dining room, creating an inviting atmosphere for family gatherings. The fitted kitchen is well-equipped, and a multi-purpose room offers additional flexibility, whether for a playroom, study, or hobby space. A convenient shower room on the ground floor adds to the practicality of this delightful home. Venturing to the first floor, you will discover three generously sized bedrooms, providing ample space for rest and privacy. A family bathroom and a separate WC ensure that morning routines run smoothly for everyone.

Outside, the property features off-street parking for multiple vehicles, along with additional street parking options. The expansive rear garden is a true highlight, complete with a decked seating area, perfect for summer barbecues and outdoor relaxation. An outbuilding with its own bathroom offers a fantastic opportunity for a home office or guest accommodation, complemented by rear and side access for added convenience.

This residence is ideally situated, with a Tesco Express and an Aldi just a short walk away, while the Eastern Avenue retail park is moments from your doorstep. Romford train station is conveniently located 1.2 miles away, and various bus routes are easily accessible.This property is chain-free and full of potential, making it an ideal choice for a growing family looking to establish their roots in a vibrant community. Don’t miss the chance to make this wonderful house your new home.









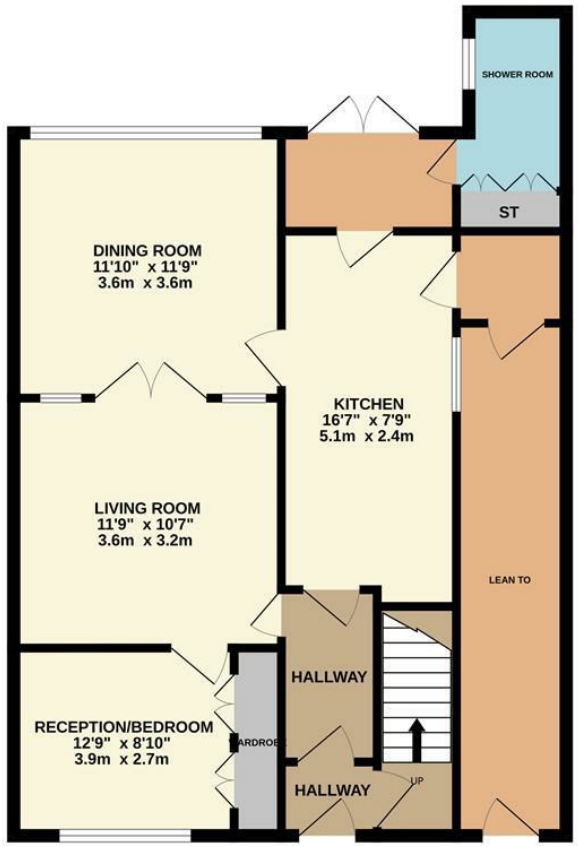




- CHAIN FREE
- TWO BATHROOMS
- FITTED KITCHEN WITH AMPLE CUPBOARD SPACE
- SIDE & REAR ACCESS
- OUTBUILDING
- THREE/FOUR BEDROOMS
- TWO RECEPTION ROOMS
- SEMI-DETACHED
- LARGE REAR GARDEN
- AMENITIES NEARBY



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 893sq.ft. (83.0 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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To view call **0208 504 2222**

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