



63 Church Road, Romford , RM3 0JT
£495,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Nestled on the desirable Church Road in Harold Wood, Romford, this charming semi-detached bungalow offers a perfect blend of comfort and convenience. Built in the 1930's, this delightful property offers a good footprint and features three well-proportioned bedrooms, a spacious reception room, modern kitchen and family bathroom, making it an ideal choice for both families and those looking to downsize.

The location is truly a commuter's paradise, with excellent transport links nearby, ensuring easy access to London and beyond. This area is highly sought after, making it a fantastic investment for those looking to move up the property ladder or for first-time buyers seeking a welcoming home.

The bungalow boasts the advantage of single-storey living, providing ease of access and a practical layout for everyday life. With parking available for two vehicles, you will never have to worry about finding a space. Additionally, the property is offered with no onward chain, allowing for a smooth and hassle-free purchase.

Hallway 6'9" x 3'2" (2.08m x 0.99m)

Bedroom 1 12'0" x 9'6" (3.68m x 2.90m)

Bedroom 2 10'5" x 9'6" (3.18m x 2.90m)

bathroom 4'7" x 7'6" (1.40m x 2.29m)

Lounge / diner 24'6" x 11'8" (7.49m x 3.58m)

bedroom 3 9'10" x 6'9" (3.00m x 2.08m)

kitchen 7'1" x 8'5" (2.18m x 2.59m)

Rear garden 60'0" x 22'11" (18.29m x 7.01m)

* Approximate measurements

Agents Notes, Money Laundering & Referrals

AGENTS NOTE: These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale.

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

