



OVER 60?
Secure this property
for up to **59% less!**

Guide Price
£600,000

Freehold

4x 1x 2x

**London Road, Abridge,
Romford, Essex, RM4**

 **DOUGLAS
ALLEN**
Helping you move forwards



Main features

- Potential to extend, subject to planning permission
- Large established rear garden
- Ample off street parking
- Outbuilding which would be ideal for an office or gym
- Close to Lambourne Primary school
- Being sold chain free

Accommodation

GROUND FLOOR

Shower Room
Entrance Hall
Lounge: 13'7 x 12'0 (4.14m x 3.66m)
Dining Room: 14'11 x 8'5 (4.55m x 2.57m)
Kitchen: 9'8 x 7'3 (2.95m x 2.21m)

FIRST FLOOR

Landing
Bedroom 2: 11'1 x 9'8 (3.38m x 2.95m)
Bedroom 3: 10'6 x 9'6 (3.20m x 2.90m)
Bedroom 4: 8'1 x 7'11 (2.47m x 2.41m)

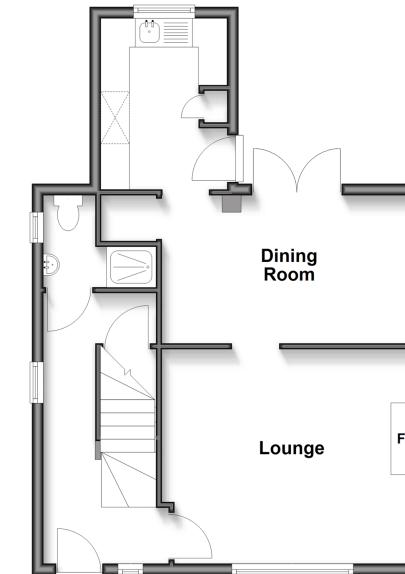
SECOND FLOOR

Landing
Bedroom 1: 15'6 x 10'4 (4.73m x 3.15m)
Bathroom

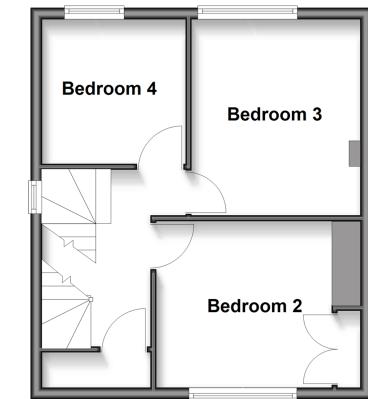
OUTSIDE

Off Street Parking
Rear Garden

Ground Floor
Approx. 49.1 sq. metres (528.4 sq. feet)



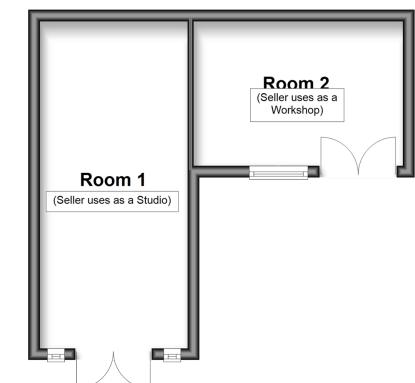
First Floor
Approx. 35.8 sq. metres (385.5 sq. feet)



Second Floor
Approx. 21.1 sq. metres (226.9 sq. feet)



Outbuilding
Approx. 24.3 sq. metres (261.6 sq. feet)



Call Epping - 01992 560600 ■ douglasallen.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.

EPC RATING: **C** CURRENT: **E(54)** POTENTIAL: **B(82)**



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