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Southern Way, Romford RM7 9PA



Guide Price £450,000 - £475,000

This charming 1930s mid-terrace house offers a delightful blend of character and modern living. The property features three well-proportioned bedrooms, a comfortable reception room, and a first-floor family bathroom, making it an ideal home for families or those seeking extra space.

The current owners have maintained the property to a high standard, ensuring it is both welcoming and ready for immediate occupation. One of the standout features of this home is the generous front and back gardens, which not only provide ample outdoor space for relaxation and recreation but also present significant potential for extension and loft conversion, allowing you to tailor the property to your specific needs.

Conveniently located just moments away from both Chadwell Heath and Romford train stations, this home offers excellent transport links via the Elizabeth Line, making commuting to London and beyond a breeze. The surrounding area boasts a variety of local amenities, including shops, schools, and parks, ensuring that all your daily needs are within easy reach.

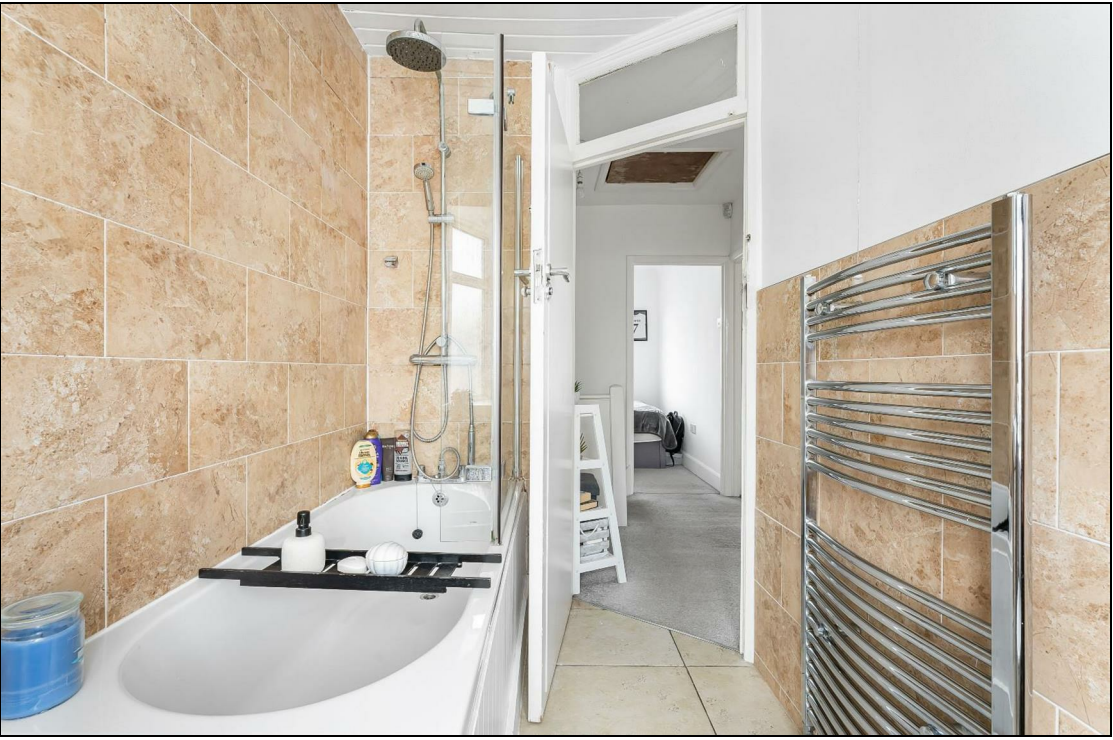
An internal viewing is highly recommended to fully appreciate the charm and potential of this lovely family home. Don't miss the opportunity to make this property your own in a sought-after location.

KEY FEATURES

- THREE BEDROOMS TERRACED HOUSE
- FREEHOLD
- OPEN FRONT GARDEN, READY IDEAL FOR OFF STREET PARKING
- WELL PRESENTED THROUGHOUT
- FIRST FLOOR BATHROOM
- LARGE GARDEN
- EASY REACH OF BOTH CHADWELL HEATH & ROMFORD TRAIN STATION (ELIZABETH LINE)
- CATCHMENT FOR LOCAL SCHOOLS ST EDWARDS & WARREN JNR





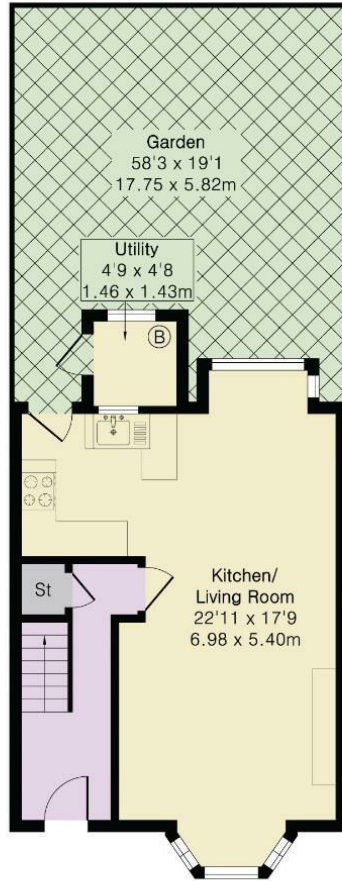




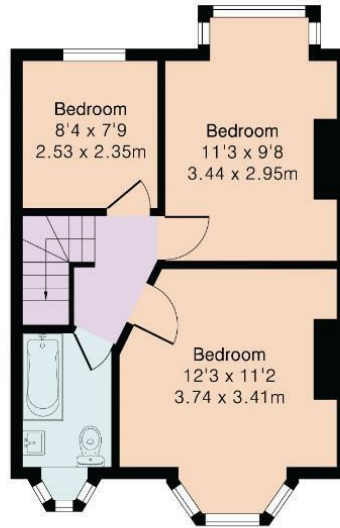
Approximate Gross Internal Area 894 sq ft - 83 sq m

Ground Floor Area 457 sq ft – 42 sq m

First Floor Area 437 sq ft – 41 sq m



Ground Floor



First Floor



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		84		55	69
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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