

# HUNTERS<sup>®</sup>

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## Tendring Way

Romford, RM6 5DX

Offers In Excess Of £525,000



An extensively refurbished three-bedroom semi-detached house situated on a quiet residential road in Chadwell Heath, benefiting from a programme of refurbishment carried out approximately five years ago. The property is offered with vacant possession and no onward chain.

The current owner has carried out an extensive programme of works including a full electrical rewire, plumbing and radiators, re-plastered walls and ceilings, floor coverings and fire doors, triple-glazed windows to a number of rooms, a fitted kitchen with integrated appliances, bathroom and two WCs. Wired network cabling runs to a number of rooms, a dedicated supply is in place for an electric-vehicle charge point, and power and data have been run to the loft space. The property holds an EPC rating of C.

The accommodation comprises a porch, entrance hall, two reception rooms, and the fitted kitchen with access to the garden on the ground floor, with three bedrooms, the bathroom and a separate WC on the first floor. Outside there is off-street parking for two vehicles to the front, a garage, and a rear garden of approximately 68ft with side access.



- Porch
- Hallway
- Reception One 11'10 x 11'9 (3.61m x 3.58m )
- Reception Two 10'7 x 9'9 (3.23m x 2.97m )
- Kitchen 11'1 x 8'2 (3.38m x 2.49m)
- Bedroom One 13'7 x 10'2 (4.14m x 3.10m)
- Bedroom Two 11'2 x 10'2 (3.40m x 3.10m)
- Bedroom Three 8'11 x 8'0 (2.72m x 2.44m )
- Bathroom 5'9 x 5'3 (1.75m x 1.60m)
- Garden 67'11 (20.70m)
- Garage 16'3 x 7'7 (4.95m x 2.31m )

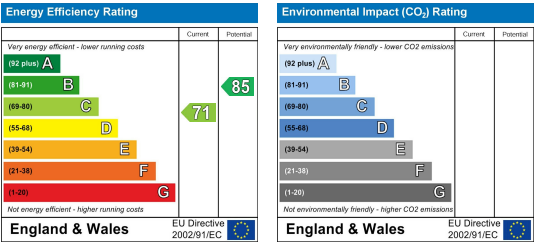
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.