

## Collier Row Lane, , Romford, RM5 3HP

- THREE BEDROOM
- TWO BATHROOMS
- EXTENDED KITCHEN
- CHAIN FREE
- SPACIOUS GARDEN
- SEMI DETACHED HOUSE
- THROUGH LOUNGE
- OFF STREET PARKING
- OUTBUILDING
- IDEAL FAMILY HOME

**Offers In Excess Of £450,000**





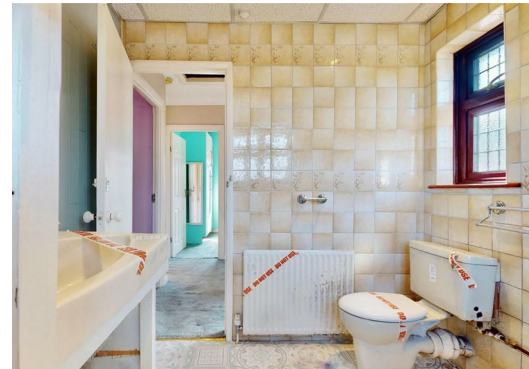
# Collier Row Lane, , Romford, RM5 3HP

## DESCRIPTION

Nestled in the charming area of Collier Row Lane, Romford, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The layout includes a welcoming reception room, perfect for relaxation or entertaining guests, and two modern bathrooms that cater to the needs of a busy household.

The property benefits from off-street parking for one vehicle, providing added convenience in this bustling London Borough of Havering. The surrounding area boasts a variety of local amenities, including shops, schools, and parks, making it an excellent choice for families and professionals alike.

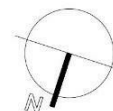
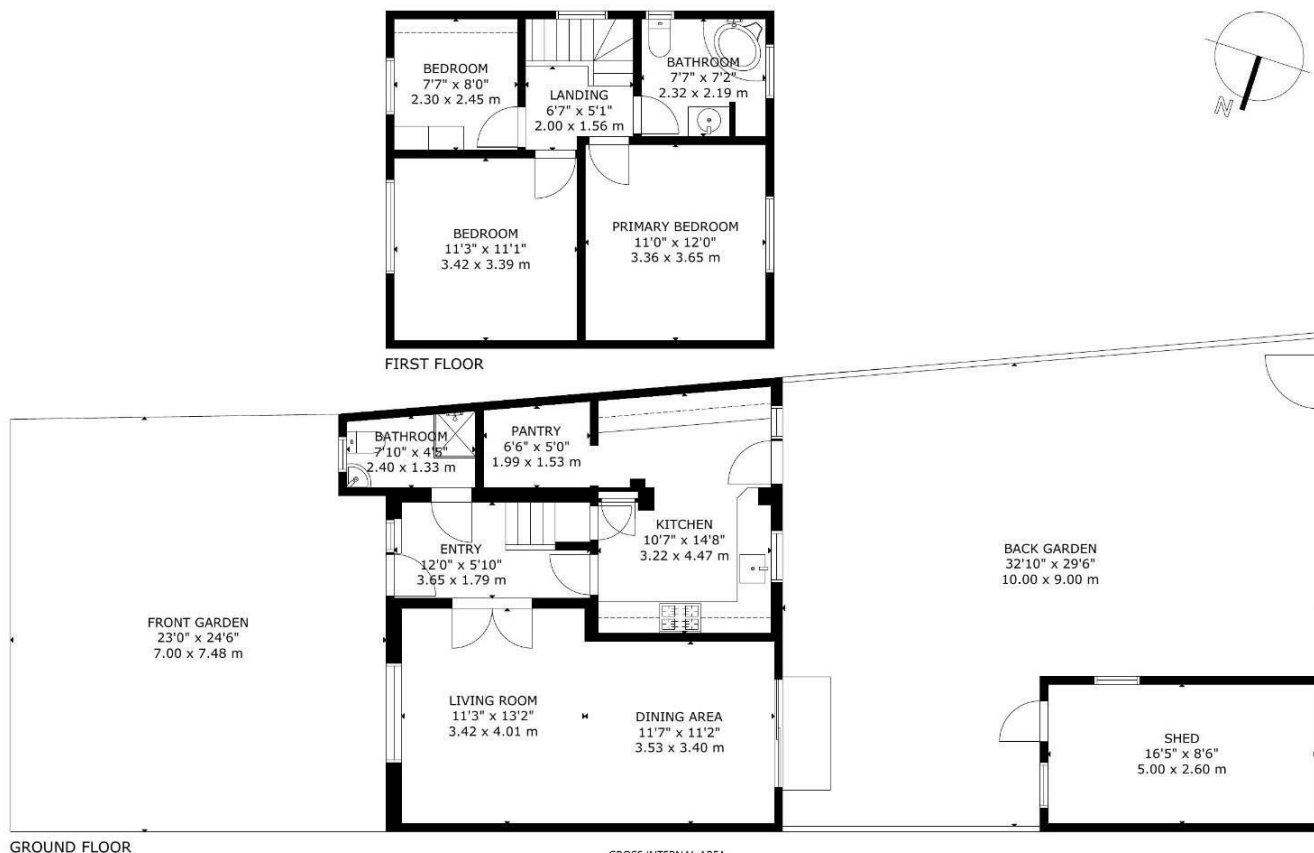
This semi-detached house presents a wonderful opportunity to create a home in a sought-after location. With its spacious interiors and practical features, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely property your own.











GROSS INTERNAL AREA  
TOTAL: 97 m<sup>2</sup>/1,048 sq.ft.  
GROUND FLOOR: 56 m<sup>2</sup>/602 sq.ft. FIRST FLOOR: 41 m<sup>2</sup>/446 sq.ft.  
EXCLUDED AREAS: FRONT GARDEN: 52 m<sup>2</sup>/555 sq.ft. BACK GARDEN: 72 m<sup>2</sup>/778 sq.ft. SHED: 13 m<sup>2</sup>/140 sq.ft.  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



### Viewings

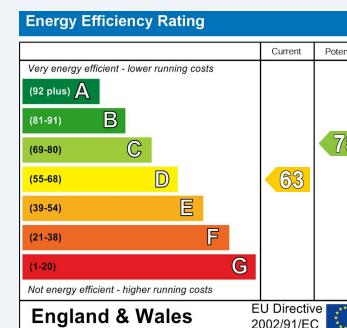
Please contact [chadwell.heath@hunters.com](mailto:chadwell.heath@hunters.com) if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.



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