



**BOWDEN**  
44 Kingsmead Avenue, Romford  
Romford

Guide Price £450,000

# 44 Kingsmead Avenue

Romford

Modern three-bedroom house near Romford Station with spacious lounge, contemporary kitchen, loft, outbuilding, off-road parking, and easy access to shops, schools, and amenities. Move-in ready.

Council Tax band: D

Tenure: Freehold

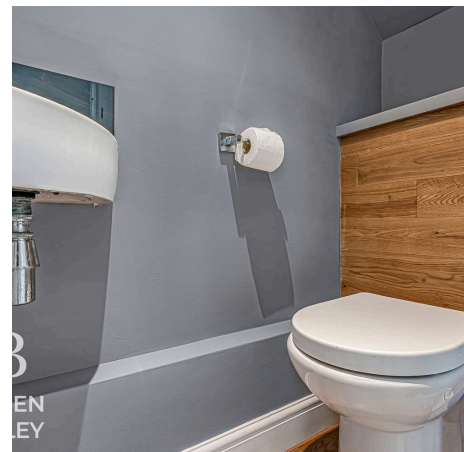
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Guide Price £450,000 - £500,000
- 3 Bedroom House
- Close to Romford Station
- Well Presented Throughout
- Useable Loft Area
- Ground Floor W/C
- Modern First Floor Bathroom
- Low Maintenance Rear Garden
- Off Road Parking
- Outbuilding
- Close to Shops



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**Living Room**

14' 8" x 11' 9" (4.47m x 3.58m)

**Kitchen/Diner**

15' 0" x 17' 4" (4.57m x 5.28m)

**WC**

4' 7" x 2' 7" (1.40m x 0.79m)

**Bedroom**

14' 8" x 10' 3" (4.47m x 3.12m)

**Bedroom**

12' 1" x 10' 4" (3.68m x 3.15m)

**Bedroom**

9' 6" x 6' 9" (2.90m x 2.06m)

**Bathroom**

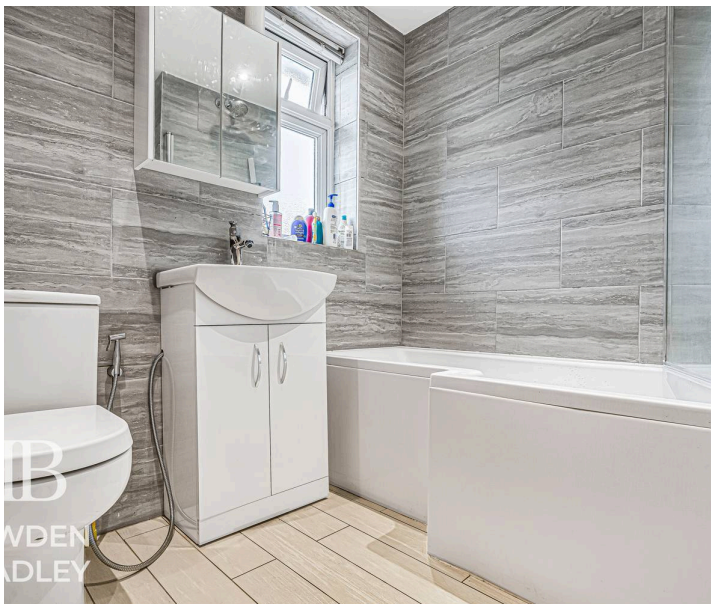
6' 9" x 6' 8" (2.06m x 2.03m)

**Loft Area**

8' 4" x 10' 7" (2.54m x 3.23m)



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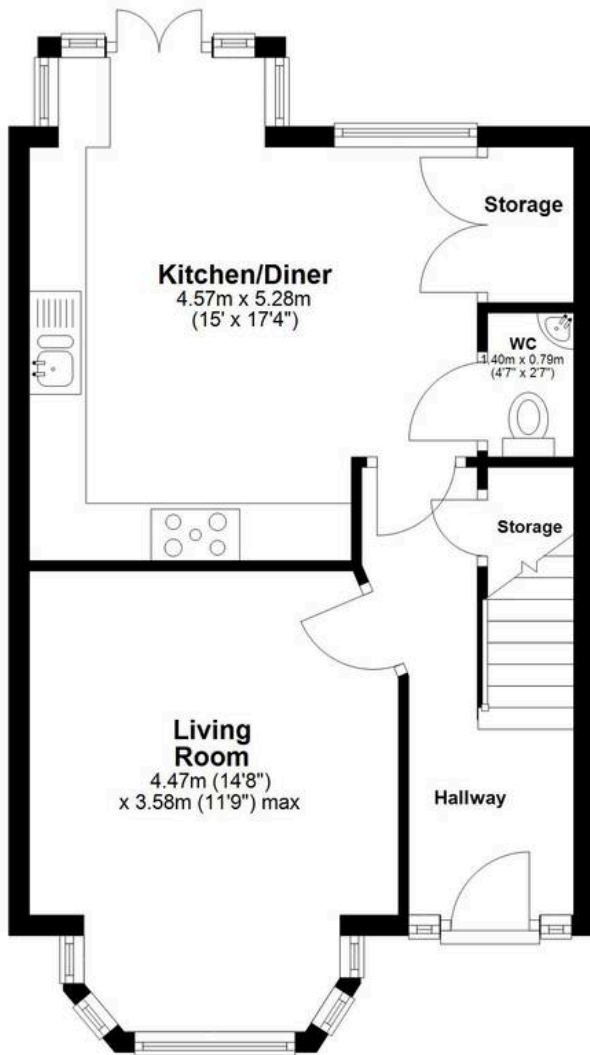
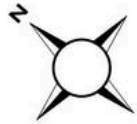


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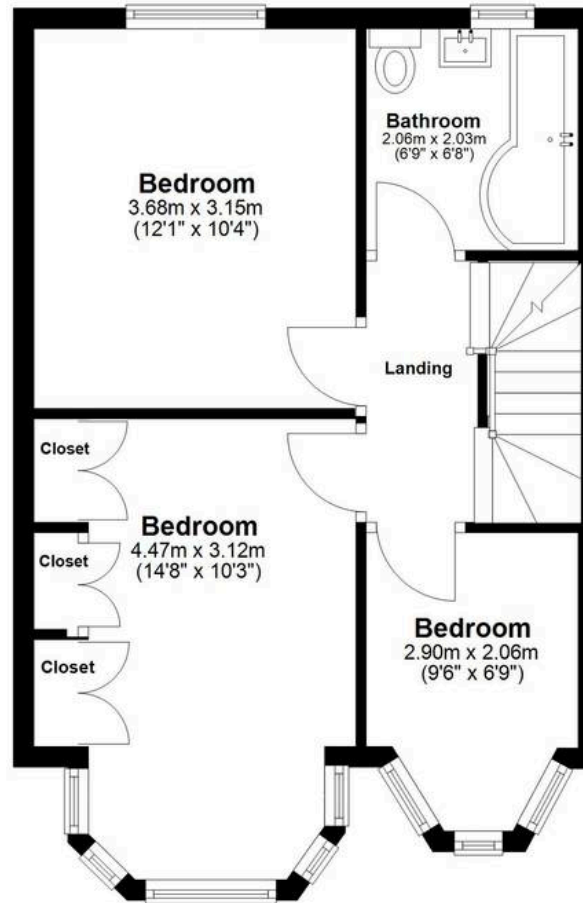
## Ground Floor

Approx. 43.5 sq. metres (468.4 sq. feet)



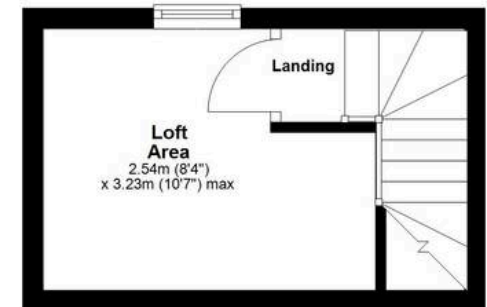
## First Floor

Approx. 39.7 sq. metres (427.5 sq. feet)  
(excluding Closet)



## Second Floor

Approx. 11.4 sq. metres (122.8 sq. feet)



Total area: approx. 94.6 sq. metres (1018.7 sq. feet)



## Bowden Bradley

Bansal House, Bracken Industrial Estate, 185 Forest Road - IG6 3HX

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