

BYRON WAY

HEATON GRANGE | ROMFORD | ESSEX | RM3 7PS



£350,000

Telephone 01708 730255

Set within this cul-de-sac location is this three bedroom semi-detached house. The ground floor accommodation comprises of lounge, dining room and large kitchen measuring 11'6 x 9'10. The first floor has three bedrooms and bathroom. Externally, there is a block paved driveway with side pedestrian access leading to the rear garden. The rear garden contains a lawn, patio and brick-built shed. EPC D. (ID 461740)

- Three Bedrooms
- Own Drive
- Cul-De-Sac Location
- Side Pedestrian Access
- Two Reception Rooms
- Rear Garden Approx. 52ft

Entrance Hall

Lounge: 14' x 12'3

Dining Room: 9'3 x 8'5

Kitchen: 11'6 x 9'10

First Floor Landing

Bedroom One: 12'8 into robes x 12'5

Bedroom Two: 10'6 x 9'10

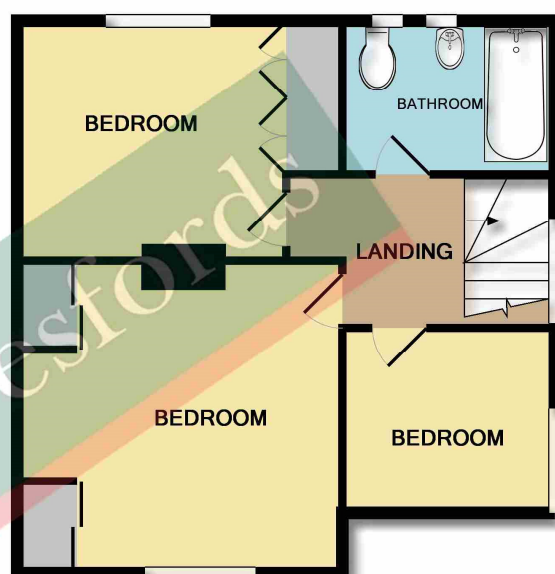
Bedroom Three: 8'5 max x 7'3

Bathroom/WC

Rear Garden: 52' x 28'



GROUND FLOOR
APPROX. FLOOR
AREA 429 SQ.FT.
(39.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 425 SQ.FT.
(39.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 854 SQ.FT. (79.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2018

Telephone 01708 730255

www.beresfordsgroup.co.uk

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: Every effort has been made to ensure that consumers and or businesses are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord, therefore the buyer or tenant must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer or tenant must assume information is incorrect until it has been verified by their own solicitors or other advisers. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from any image of the property.