



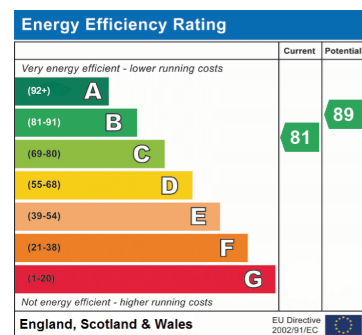
Hyde Close, Collier Row, Romford. RM1 4WF.



PRICE
£525,000
To
£550,000

Transport Information

2.5 Miles from Romford Station with a plethora of bus routes nearby taking you throughout the area.



What's next?

If you are interested in viewing this property or putting in an offer please call the office on 02084705252.

We are based just two doors down from East Ham Station.

- 4-5 Bedroom Townhouse
- Tiered Garden
- Two En-Suites
- Fantastic Location



These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement.



Accommodation

Lounge

18' 3" x 15' 6" (5.56m x 4.72m)

Kitchen

9' 9" x 7' 7" (2.97m x 2.31m)

W/C

5' 7" x 3' 6" (1.70m x 1.07m)

Tiered Garden

48' 0" (14.63m)

1st Floor

Reception Two / Bedroom One

15' 7" x 12' 2" (4.75m x 3.71m)

Bedroom Two

9' 10" x 9' 8" (3.00m x 2.95m)

En Suite

5' 8" x 5' 7" (1.73m x 1.70m)

Bathroom

5' 9" x 5' 8" (1.75m x 1.73m)

2nd Floor

Bedroom Three

12' 7" x 9' 9" (3.84m x 2.97m)

En Suite

7' 8" x 4' 10" (2.34m x 1.47m)

Bedroom Four

13' 3" x 8' 7" (4.04m x 2.62m)

Bedroom Five

9' 2" x 6' 8" (2.79m x 2.03m)

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Guide Price: £525,000 to £550,000 F/H

Please be aware this is a sale by tender property and the prospective purchaser may have to pay an Introduction Fee to Aston Fox and viewings are strictly by appointment ONLY.

This beautiful 4/5 bedroom mid-terrace townhouse is rare to the market and a fantastic opportunity to buy.

The modern internal finish of the property will suit any buyer, and the home is ideal for a growing family with plenty of space throughout. From the moment you enter the home you can see the care that has been taken throughout from the bright hallway which leads you to the spacious through lounge with an abundance of light coming in from the double doors to the garden.

The kitchen is modern with plenty of counter space, and then you have the benefit of a w/c too. The rear garden which is circa 48' is in three tiers, the bottom with patio area, then two layers of lawn making a fantastic space for the children to let off some steam, for you to relax in the summertime while entertaining and just for those lazy Sundays!

Taking yourself up to the first floor of the home you'll find another reception/bedroom and a large bedroom with en-suite, and the three-piece family bathroom. Then rising up to the second floor you have another large bedroom with en-suite, and two further bedrooms.

Being situated within a favoured development in Romford, with easy access to Collier Row shopping parade and Romford's main shopping centre, it's also conveniently located for Dame Tipping Primary School, Rise Park Primary School and Bower Park Academy, plus bus routes into Romford Town Centre and mainline station.

You're also within walking distance to a great café, "The Orange Tree" and on your doorstep is Bedfords Park and an abundance of green space.

Service Charge: £30 P/A (for road and bins)

Council Tax Band: F

Council: Havering

Maximum Council Tax Fee Payable: £3,189.22

What the owner says...

This has been a great home for growing a large family! So many rooms and options to change, and the garden has been a great play area for the kids and many good BBQs. We love having all the parks and cafe's nearby too.

