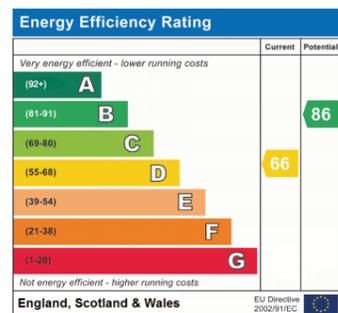




Transport Information

Romford Station for the Elizabeth and Liberty (Overground) lines is 2.3 miles away and Hainault for the Central Line is 2.7 miles with a plethora of bus routes nearby.



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.

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.

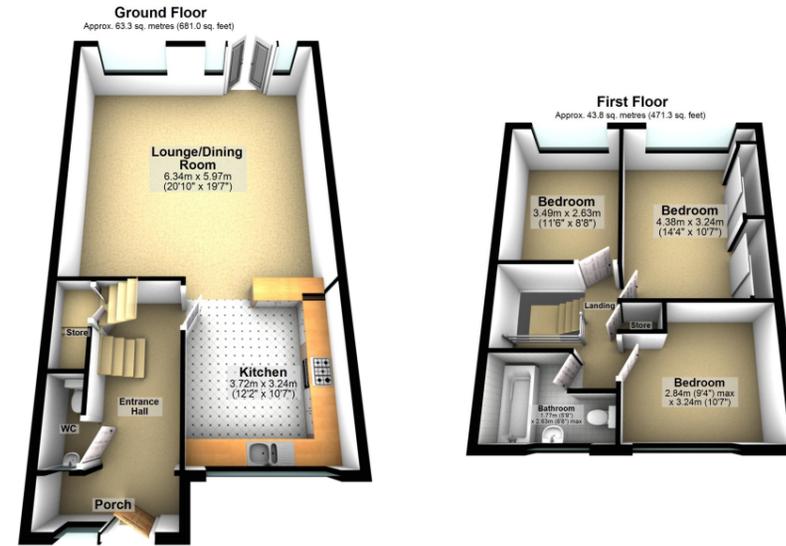
Udall Gardens, Romford. RM5 2LA.



PRICE
£450,000
To
£475,000

- Three Bedrooms
- End of Terrace House
- Driveway for Two Cars
- Side Access to Rear Garden
- Spacious Open Plan Living





Total area: approx. 107.0 sq. metres (1152.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines
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Plan produced using PlanUp

Udall Gardens

Accommodation

Ground Floor

- Reception**
19' 9" x 17' 11" (6.02m x 5.46m)
- Kitchen / Diner**
14' 10" x 10' 6" (4.52m x 3.20m)
- W/C**
5' 10" x 2' 4" (1.78m x 0.71m)
- Garden 32' 10" (10.01m)**

1st Floor

- Bedroom One**
14' 4" x 10' 9" (4.37m x 3.28m)
- Bedroom Two**
11' 4" x 8' 9" (3.45m x 2.67m)
- Bedroom Three**
10' 8" x 9' 0" (3.25m x 2.74m)
- Bathroom**
8' 8" x 6' 1" (2.64m x 1.85m)

Udall Gardens, Romford. RM5 2LA.

Guide Price: £450,000 to £475,000 F/H

In the desirable area of Udall Gardens, Collier Row, this charming 3-bedroom end-of-terrace house offers a great blend of comfort and convenience.

Upon entering, you are greeted by a spacious hallway which leads through to the inviting and spacious open plan reception and kitchen / dining area, offering ideal spaces for both relaxation and entertaining guests.

Heading upstairs, the 3 bedrooms are all double sized and the family bathroom is modern, with the added benefit of a ground floor W/C this will alleviate the morning queue!

To the rear you'll find an easy to maintain garden with patio, raised beds and lawn area providing a welcoming space for entertaining.

For those with vehicles, off-street parking for 2 cars is available, adding to the practicality of this lovely residence. Additionally, side access enhances the functionality, making it easy to navigate outdoor spaces.

The location is particularly advantageous, with excellent transport links that provide quick and easy access to both Romford and Hainault stations. This makes commuting a breeze for those who work in the city or wish to explore the surrounding areas. Furthermore, the close proximity to Collier Row High Street means that a variety of shops, cafes, and amenities are just a short stroll away.

In summary, this delightful three-bedroom end terrace house in Udall Gardens is a fantastic opportunity for families or professionals seeking a well-connected home in a vibrant community. Don't miss the chance to make this property your own.

Council Tax Band: D
Council: Havering
Maximum Council Tax Fee Payable: £2,313.55

What the owner says...

This has been a lovely home for me, it's fantastic living so close to all the green spaces.

