



Beresfords

Asking Price £575,000

Freehold | 3 Bed | 1 Bath | House | Semi Detached | Council Tax Band E | EPC D | Ref GPS260010

Hill Grove Marshalls Park RM1 4JP

No Onward chain - Located in this tree line turning in the popular area of Marshalls Park is this attractive 1930's extended three bedroom semi-detached family home. The ground floor offers a 13ft lounge, ground floor cloakroom, a spacious kitchen/family room which over-looks a 72ft rear garden. Externally the property benefits from a 17ft outbuilding and a driveway to the front providing parking. Located within convenient distance for both Gidea Park and Romford main line train stations.

- Romford Elizabeth Line station
- Raphaels Park
- Popular Residential Location
- Three Bedrooms
- Ground Floor Cloak Room
- 13ft Lounge
- 22ft Kitchen/Family Room
- 72ft Garden
- Outbuilding
- Off Street Parking



Scan the QR code for full details and key information on this property.





Beresfords - Gidea Park Sales

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Room Measurements:

Lounge 13'5" x 12'2" (4.1m x 3.7m)

Kitchen/Family Room 22'3" x 17'4" (6.78m x 5.28m)

Kitchen Area

Family Room

First Floor Landing

Bedroom One 12'1" x 10'9" (3.68m x 3.28m)

Bedroom Two 14'3" x 10'9" (4.34m x 3.28m)

Bedroom Three 7'1" x 6'8" (2.16m x 2.03m)

Bathroom

Garden 72ft



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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