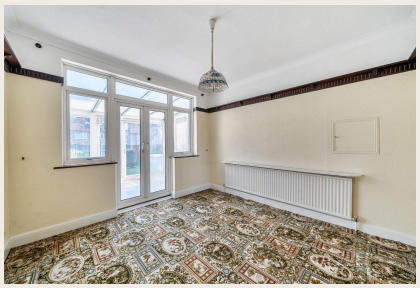
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Andrews









Hamilton Avenue, Romford

RM1 4RP

Guide Price
£500,000-£550,000

Energy Efficiency Rating: D

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GUIDE PRICE £500,000-£550,000

Being sold with added advantage of no onward chain is this three-bedroom semi-detached family home sitting on a plot measuring approximately 1174sq ft. To the ground floor and located off of the entrance hall is a 14ft living room with a bay window, a 11ft second reception/dining room, a 9ft conservatory and an 11ft fitted kitchen with some integrated appliances also with access to the rear garden. To the first floor and off of the landing are two double bedrooms, a further single bedroom and a shower room with a separate WC. The property also benefits from off-street parking and an south-easterly facing rear garden with side access which measures 45ft and also encompasses a detached garage.

Agents note: An application for probate is under way but the grant of probate has not yet issued.

Hamilton Avenue is situated 1.3 miles to Romford station which benefits from Elizabeth Line services allowing access to London, Heathrow and as far as Reading. Romford Station also benefits from National Rail Services making it possible to reach Stratford in just 8 minutes and London Liverpool Street in 17 minutes. Romford town centre hosts an array of bars, restaurants, shops, amusements and shopping centres such as The Brewery, The Liberty, Mercury and more. There are also green spaces such as Lodge Farm Park, Raphael park, Lawns Park and Risebridge Golf Course which is an 18-hole public course. There are a number of schools locally including Parklands Primary School, St. Peter's Primary School, St. Edward's Primary School, Marshalls Park Academy and more. Road links include the A12, A127 and M25.

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Summary

- NO ONWARD CHAIN
- SEMI-DETCAHED
- THREE BEDROOMS
- OFF-STREET PARKING
- DETACHED GARAGE
- TWO RECEPTION ROOMS
- CONSERVATORY
- SIDE ACCESS
- CUL-DE-SAC LOCATION
- COUNCIL TAX BAND E

Highlights

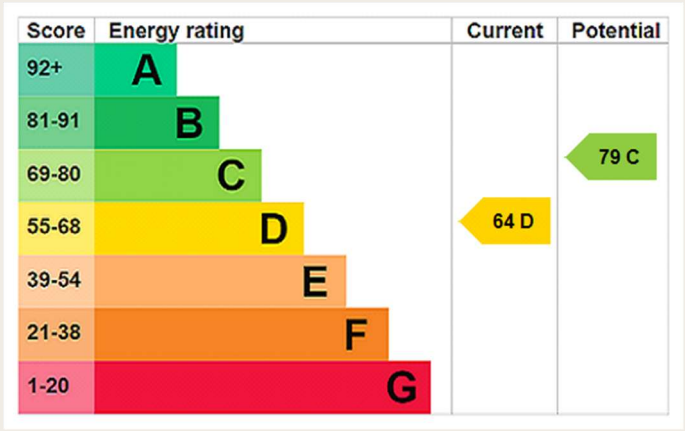
Romford 1.3 miles
Gidea Park 2 miles
Emerson Park 3.2 miles

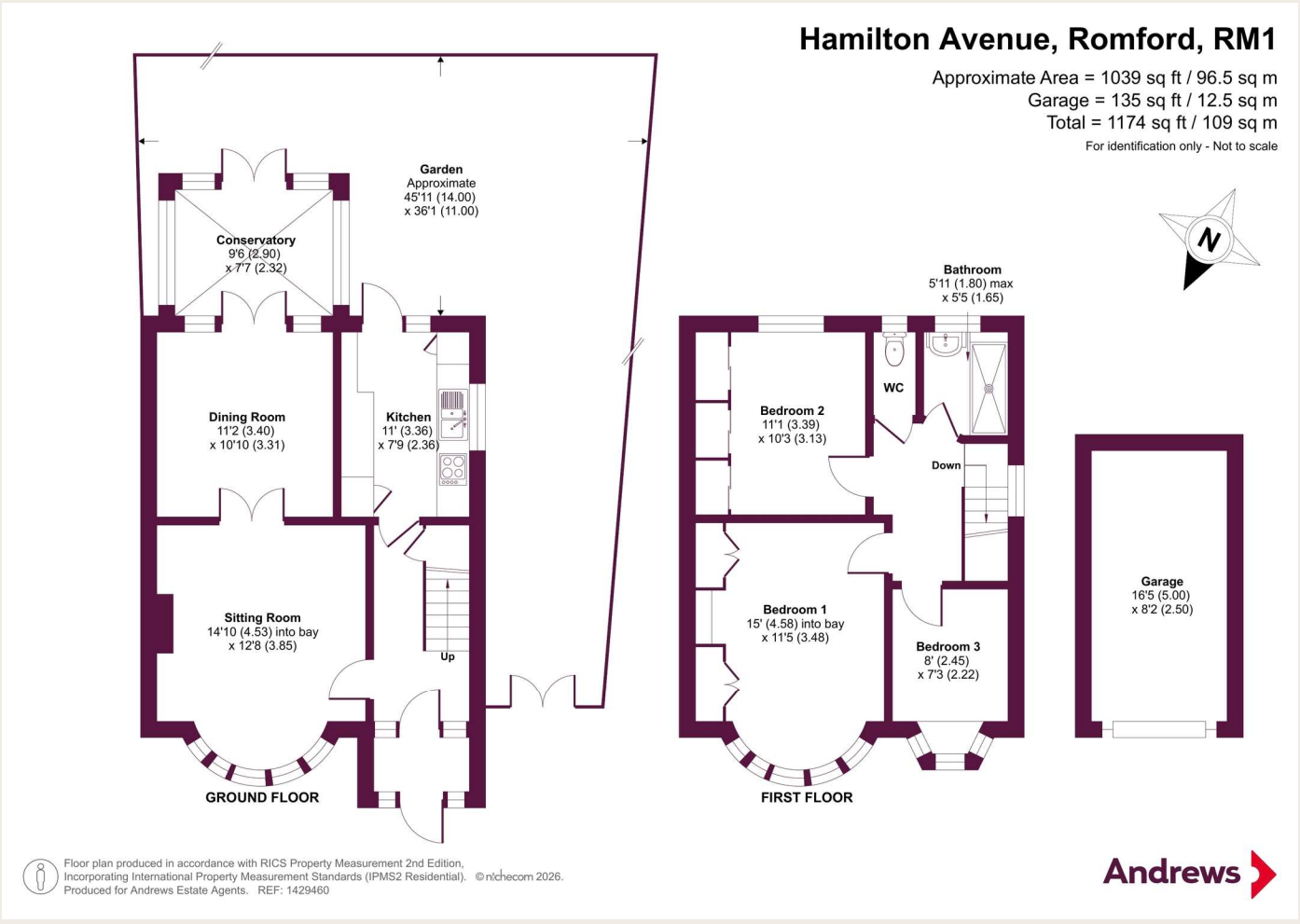
Parklands Junior School
St Peter's Catholic Primary School
St Edward's Church of England Voluntary Aided Primary

Marshalls Park School
Bower Park School
Immanuel School

Interested in this property?
For viewings and advice please get in touch with our Romford Sales branch on 01708 753521

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The Andrews Small Print

This listing contains no artificial colours, no photo doctoring, no super-wide angle images, no props, no overstatements, no pressure and no urgency. Instead you can count on our reassuring advice and refreshing service to help you with the big decisions.

Disclaimer

We haven't tested any of the appliances listed in these details, or asked for warranty or service certificates, unless stated – they're on an 'as seen' basis.

You should only use the floorplans as a general guide to room layout and design only, as they're not exact. You can find out how we've measured them in our Andrews Guide to Measuring, which you can ask for at any of our branches/

If you're interested in this property, you need to come through us for all negotiations. Please note that neither these details, nor anything we've said about the property, are part of an offer or contract, and we can't guarantee their accuracy.

The Property Ombudsman
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