

## Richards Avenue, Romford, RM7 9ES

- Motivated Seller
- Two Double Bedrooms
- Two Reception Rooms & Conservatory
- Ground Floor Toilet & First Floor Bathroom
  - Off Road Parking
  - 45ft East Facing Rear Garden
- 20 Min Walk to Romford Station (source: google maps)

**Offers in Excess of £400,000 - Freehold - Council Tax: C**

# Richards Avenue

Romford, RM7 9ES



## Entrance Porch

French doors to front, frosted window to side, vinyl flooring.

## Reception Room One

21'10 x 15'11 narrowing to 11'9 (6.65m x 4.85m narrowing to 3.58m)

Double glazed bay window to front, coved ceiling, three radiators, carpet, stairs to first floor, under stairs cupboard.

## Ground Floor WC

Low level WC, pedestal wash hand basin.

## Reception Room Two

11'3 x 8'4 (3.43m x 2.54m)

Double glazed French doors to conservatory, vinyl flooring, radiator.

## Kitchen

10'5 x 7'1 (3.18m x 2.16m)

Double glazed window to conservatory, wall and base units, stainless steel single drainer sink, gas hob, oven, radiator, part tiled walls, vinyl flooring.

## Conservatory

15'8 x 8'2 (4.78m x 2.49m)

Double glazed French doors to rear, double glazed

windows to rear, plumbing for washing machine, radiator, vinyl flooring.

## Landing

Carpet.

## Bedroom One

15'9 x 10'6 (4.80m x 3.20m)

Two double glazed windows to front, radiator, carpet, door leading to stairs providing access to loft area which is boarded and has a skylight to the rear.

## Bedroom Two

9'8 x 8'11 (2.95m x 2.72m)

Double glazed window to rear, radiator, carpet.

## Bathroom

Frosted double glazed window to rear, low level WC, vanity wash hand basin, corner bath with overhead shower, radiator, part tiled walls, vinyl flooring.

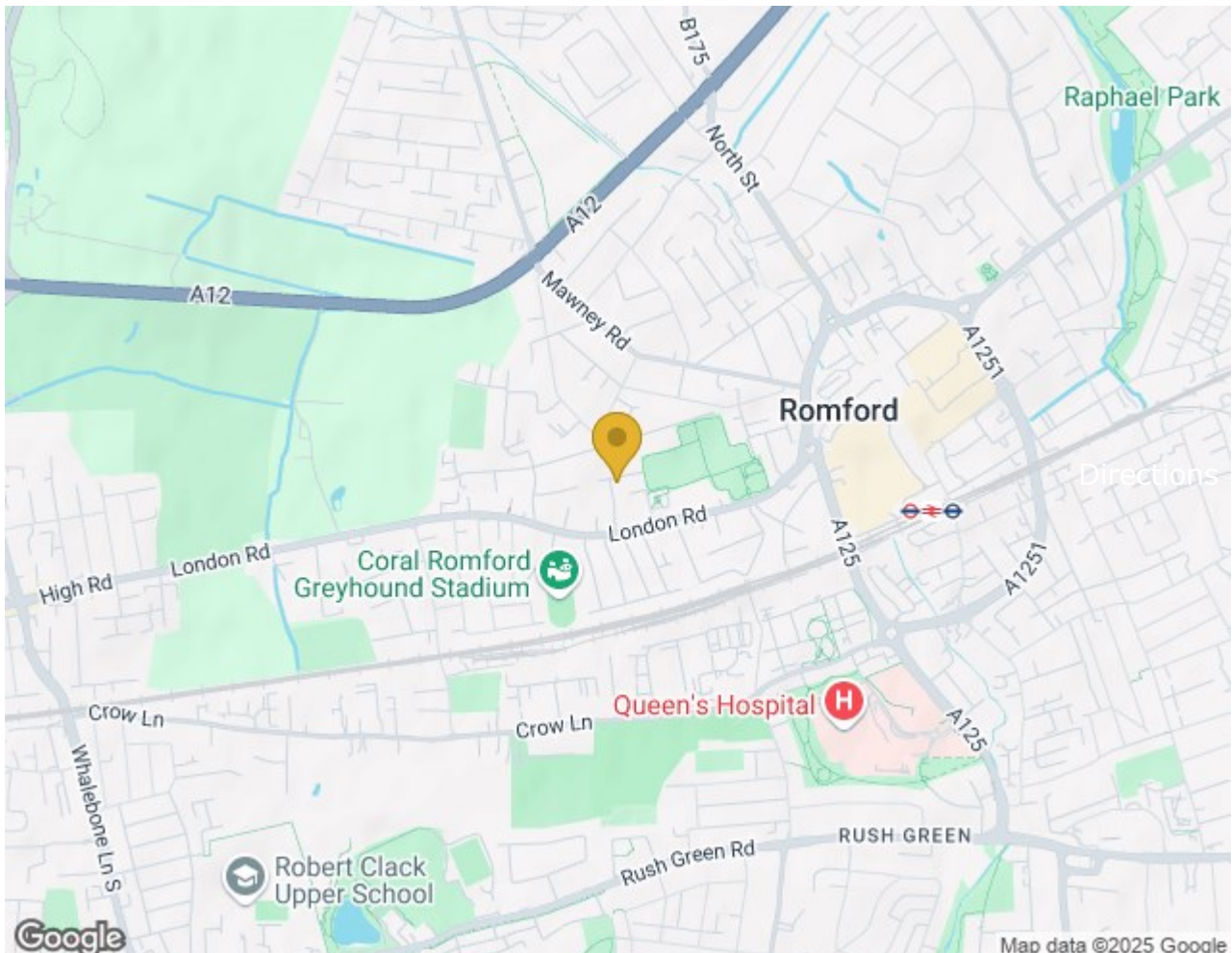
## Garden

45' (13.72m)

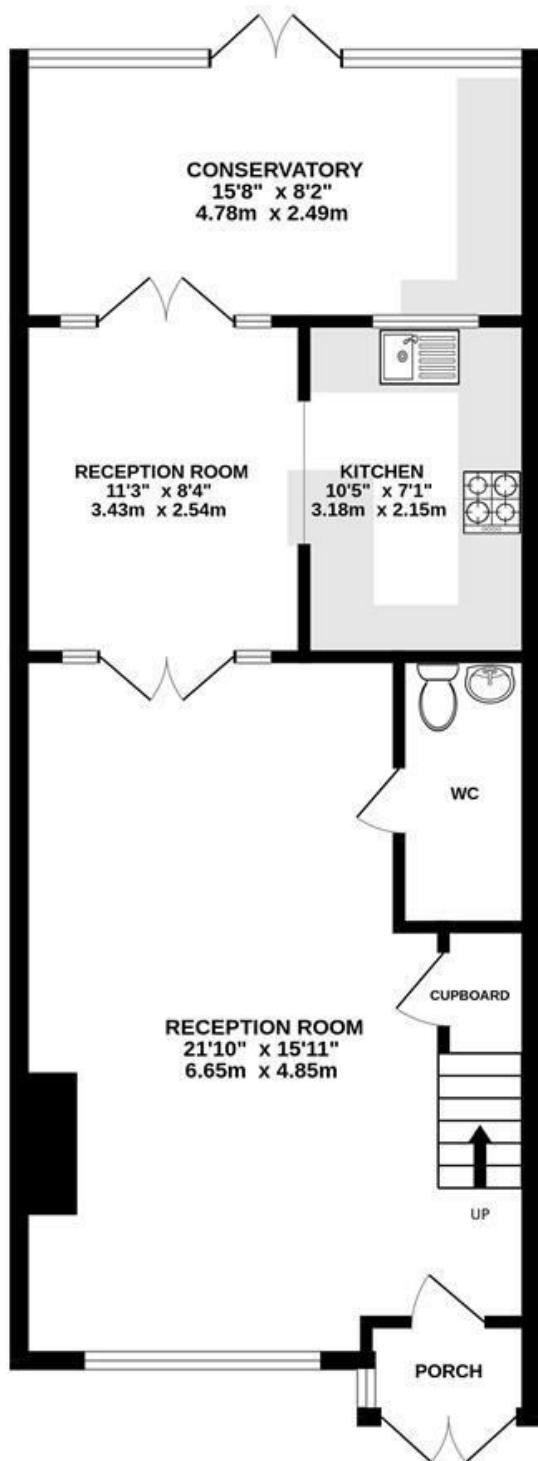
Two patio areas, lawn, raised flower beds, timber shed to rear in need of attention.

## Driveway

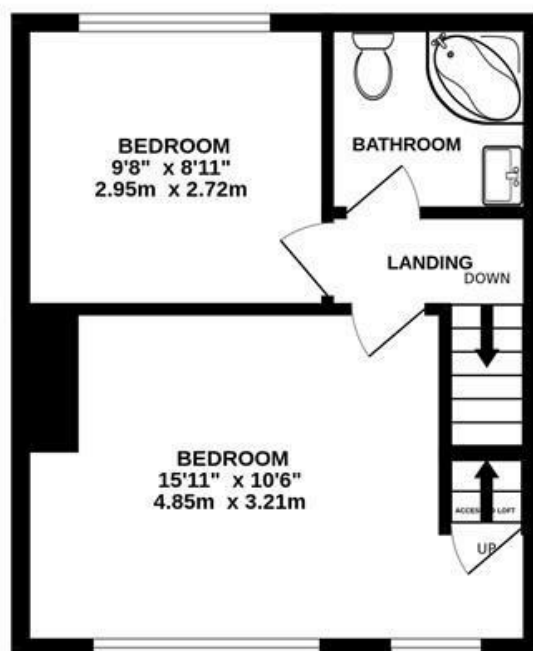
Driveway to front of property.







**GROUND FLOOR**  
646 sq.ft. (60.0 sq.m.) approx.



**1ST FLOOR**  
302 sq.ft. (28.1 sq.m.) approx.

**TOTAL FLOOR AREA : 949 sq.ft. (88.1 sq.m.) approx.**

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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Material Information:  
Council Tax Band: C  
Tenure: Freehold

