



## Fontayne Avenue, Romford, RM1 4NR

Available from early January 2026 is this recently refurbished two bedroom semi-detached bungalow, the accommodation includes, entrance hall, reception room, kitchen with a range of integrated appliances, laundry room, two double bedrooms and bathroom. Externally there is a driveway to the front and a private rear garden.

**£1,800 PCM (per calendar month) - Council Tax Band: C**  
**Holding deposit equal to one weeks rent**  
**Security deposit equal to five weeks rent**

# Fontayne Avenue

Romford, RM1 4NR



## Porch

Double glazed entrance door, double glazed windows. Smooth ceiling, wall light.

## Hall

Door to porch, herringbone wood style flooring, radiator.

## Kitchen

11'4 x 8'10 (3.45m x 2.69m)  
Double glazed window to side, range of base and eye level wall cabinets with butcher block style worktops, single drainer stainless steel sink, electric hob, integrated oven beneath and overhead extractor hood, integrated slimline dishwasher, integrated fridge, part tiled walls, smooth ceiling, access to loft, spotlights, radiator with thermostatic valve, herringbone wood style flooring.

## Reception Room

22'11 x 10'1 (6.99m x 3.07m)  
Double glazed square bay window, smooth ceiling, two radiators with thermostatic valves, herringbone wood style flooring.

## Lobby

Double glazed window and door to rear garden. Smooth ceiling.

## Laundry Room

8'1 x 5'7 (2.46m x 1.70m)  
Double glazed window to side and

composite door to front. Smooth ceiling, wall mounted boiler, plumbing for washing machine.

## Bedroom One

12'5 x 8'8 (3.78m x 2.64m)  
Double glazed window. Smooth ceiling, radiator with thermostatic valve, carpet.

## Bedroom Two

8'11 x 8'10 (2.72m x 2.69m)  
Double glazed window. Smooth ceiling, radiator with thermostatic valve, carpet.

## Bathroom

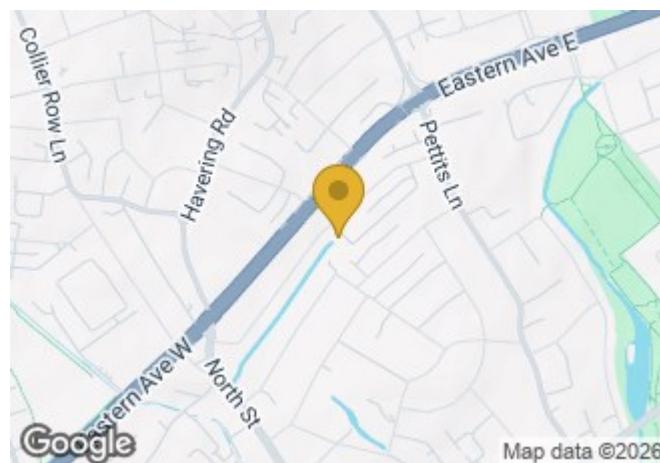
Double glazed window. Suite comprising of bath with glass screen and overhead separate shower, wash basin with cupboard beneath and low level wc, smooth ceiling, spotlights, extractor, tiled walls, wall mirror with LED lights and electric shaving point, heated towel rail, tiled floor.

## Rear Garden - South-Westerly Facing

Raised decked seating area to the direct rear of the property, with steps leading down to the remainder which is mainly laid to lawn and some shrubs.

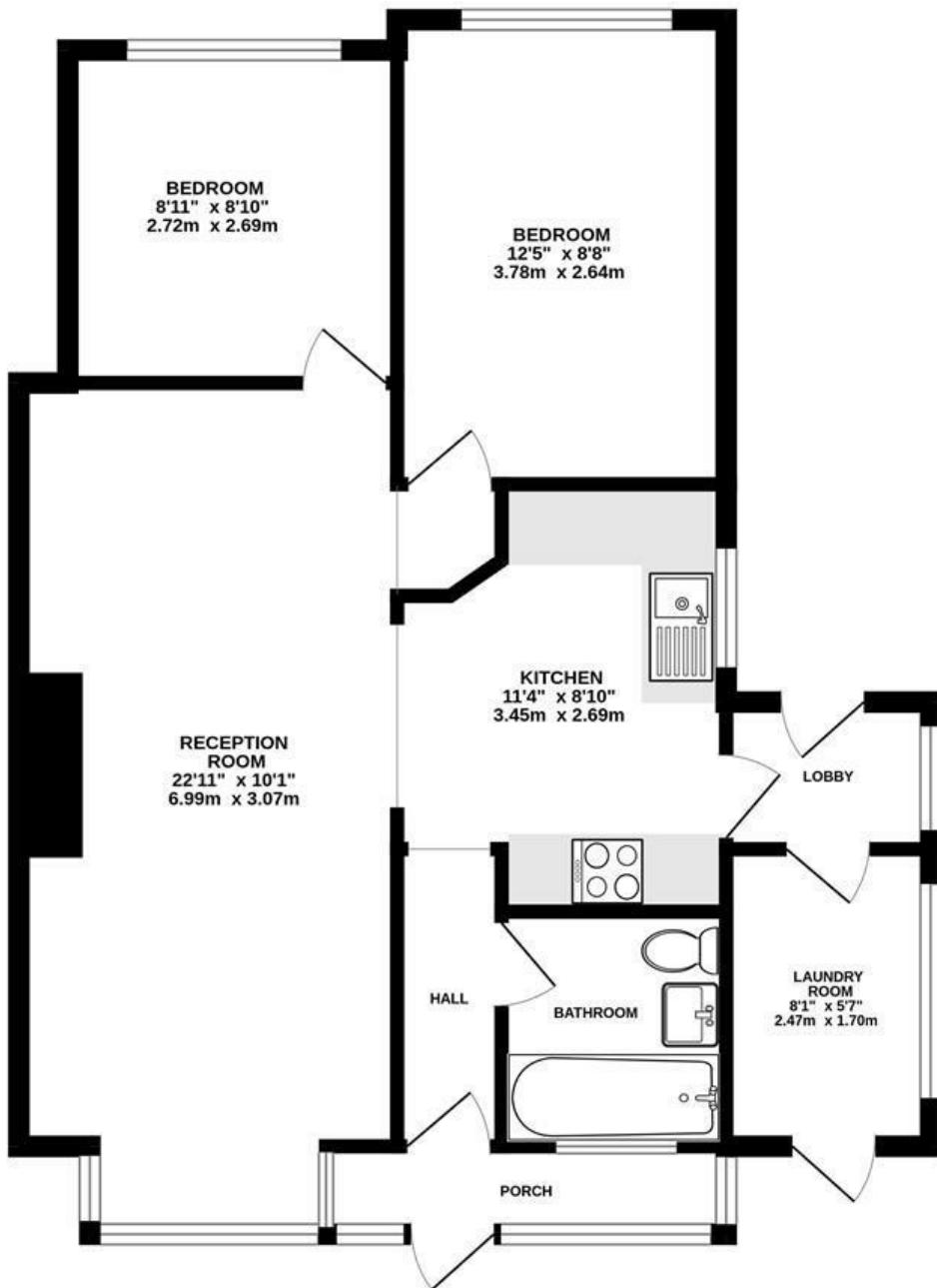
## Driveway

Driveway to front.





**GROUND FLOOR**  
676 sq.ft. (62.8 sq.m.) approx.



**TOTAL FLOOR AREA : 676 sq.ft. (62.8 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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**Tenant Fees:**

Holding deposit is one week's rent

Tenancy deposit is five weeks' rent.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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