



Approximate Gross Internal Area 1006 sq ft - 94 sq m
 (Excluding Outbuilding)
 Ground Floor Area 559 sq ft - 52 sq m
 First Floor Area 447 sq ft - 42 sq m
 Outbuilding Area 65 sq ft - 6 sq m



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Valentines Way, Romford, RM7 0YD
 £450,000 Freehold

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1



Request a Viewing: **020 8989 0011**

Email: **wanstead@wearechurchills.co.uk**

Council: Barking And Dagenham | Council Tax Band: D | Floor Area: 1006.00 sq ft

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			
England & Wales		EU Directive 2002/91/EC	



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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Churchill Estates are delighted to present this three bedroom semi detached family home on a quiet residential street, being offered with a complete chain.

The property is in liveable condition but requires modernisation throughout, offering buyers the opportunity to put their own stamp on the home and unlock its great potential.

Inside there is a spacious porch and entrance hall leading into a generous through lounge, a large kitchen and a quaint conservatory overlooking the rear garden. Upstairs the accommodation comprises three bedrooms including two double rooms and a generous single, along with a large bathroom and separate W/C providing well proportioned space for the whole family.

The property offers excellent potential for a rear and loft extension (subject to planning), allowing future owners to personalise and expand the space. Additional features include side access, an external brick built storage cupboard/workshop, a driveway for two cars and an approximately 80ft private rear garden laid to lawn with a patio area.

Families will love being so close to several highly regarded schools including with Rush Green Primary School 0.4 miles away and Harrow Lodge Primary School around 0.6 miles away, both within easy walking distance. Secondary schools nearby include Brook Sixth Form & Academy (0.6 miles) and Hornchurch High School (0.8 miles).

Transport links are excellent with Elm Park Underground Station roughly 1 mile away and Romford Railway Station approximately 1.2 miles away, offering fast connections into central London. Local green spaces including Eastbrookend Country Park are also within walking distance boasting woodland trails, fishing lakes, children's playgrounds and more.

