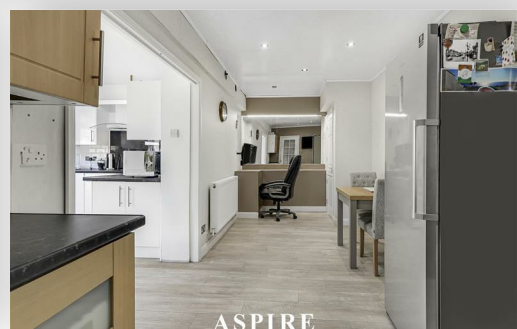
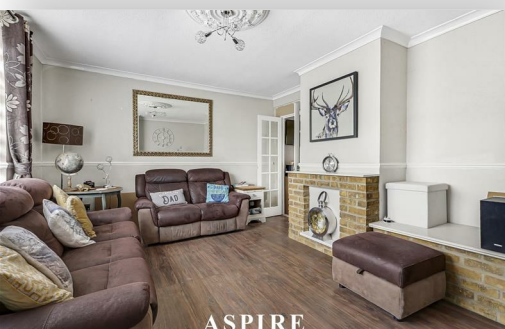


*To arrange a viewing contact us
today on 01268 777400*



Melksham Drive, Romford Asking price £425,000

**** END OF TERRACED **** STUDY/PLAY ROOM **** PARKING **** VIEWING ADVISED ****

We are delighted to present to the market this well-proportioned, extended TWO BEDROOM end-of-terrace family home, situated on a popular residential road in Harold Hill. The property is ideally positioned for convenient access to local schools, bus routes, Harold Wood ELIZABETH LINE station and the A12 (Colchester Road), making it an excellent choice for families and commuters alike.

The property offers generous and versatile accommodation, featuring THREE RECEPTION ROOMS, including a dedicated dining area and a separate study/playroom, providing flexible living space to suit a variety of needs. Further benefits include well-sized rooms, off-street parking to the front and the additional appeal of an end-of-terrace position.

Offering excellent potential for comfortable FAMILY LIVING, this property must be viewed to be fully appreciated. We strongly recommend an early viewing to avoid missing out on this fantastic opportunity.

Contact our sales team today to arrange your viewing!

www.aspireestateagents.co.uk

Entrance Porch

Hallway

Lounge

14'10 x 12'2 (4.52m x 3.71m)

Dining Area

17'9 x 7'8 (5.41m x 2.34m)

Study/Play Room

11'3 x 7'2 (3.43m x 2.18m)

Utility Room

9'1 x 7'0 (2.77m x 2.13m)

Kitchen

15'1 x 10'4 (4.60m x 3.15m)

First Floor Landing

Bedroom One

18'3 x 10'4 (5.56m x 3.15m)

Bedroom Two

11'1 x 9'7 (3.38m x 2.92m)

Shower Room

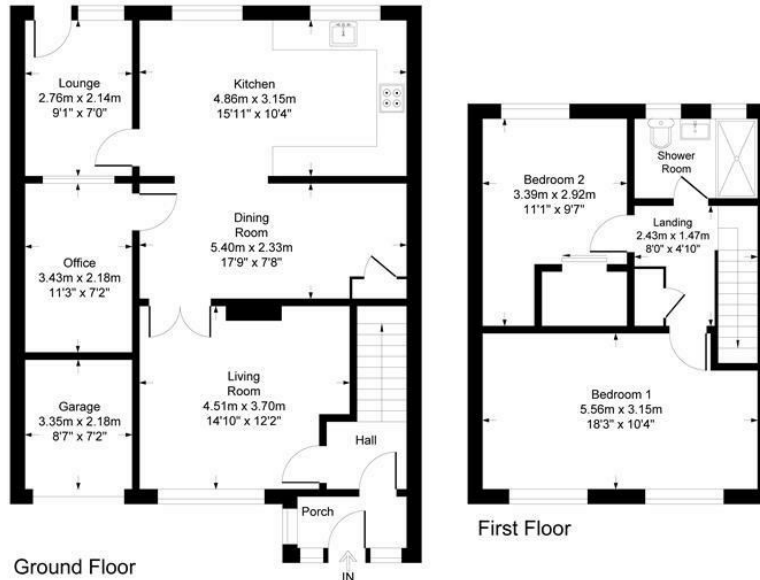
External

Rear Garden

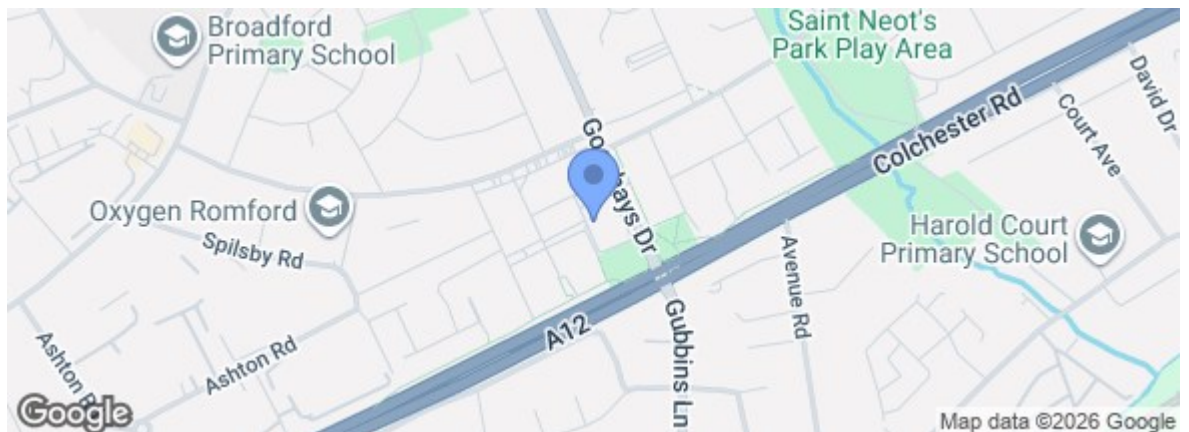
Off Street Parking

18 Melksham Drive

Approximate Gross Internal Floor Area = 117.3 sq m / 1263 sq ft
(Including Garage)
Garage = 5.6 sq m / 60 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			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.