



## 88 Como Street

Essex, RM7 7DT

£330,000



Located less than half a mile from Romford Town Centre, this spacious two-bedroom Freehold, first floor flat is perfect for first-time buyers, families, or investors alike. The property offers two generously sized bedrooms, a bright and airy large lounge, and a modern kitchen/diner ideal for both everyday living and entertaining.

Further benefits include a private rear garden, one allocated parking space, and excellent access to local shops, restaurants, schools, and transport links including Romford Station.

Early viewing is highly recommended to fully appreciate the space and convenient location on offer. To arrange a viewing please call Smooth Move on 01277 600700.



## Hallway

The front door is found to the side of the property. This leads to the ground floor reception and stairs lead to a further first floor hallway featuring attractive parquet flooring and neutral décor, creating a bright and stylish first impression while providing access to all principal rooms throughout the property.

## Living Room 14'7" x 12'5" (4.45 x 3.8)

This spacious and well-presented lounge features beautiful parquet flooring, neutral décor, and large front aspect windows allowing plenty of natural light throughout. Complete with a feature fireplace and generous proportions, the room offers the perfect space for both relaxing and entertaining.

## Kitchen/Diner 13'5" x 10'11" (4.10 x 3.33)

This modern kitchen/diner offers a bright and practical layout with ample cupboard space, integrated appliances, and contemporary flooring throughout. With plenty of room for dining, it provides an ideal space for everyday family living and entertaining guests.

## Bathroom 6'6" x 5'7" (2 x 1.71)

This stylish bathroom is finished to a modern standard, featuring contemporary tiling, a spacious shower enclosure, and a bright frosted window providing natural light and privacy. A clean and well-maintained space, perfect for modern living.

## Bedroom 1 12'5" x 10'4" (3.8 x 3.16)

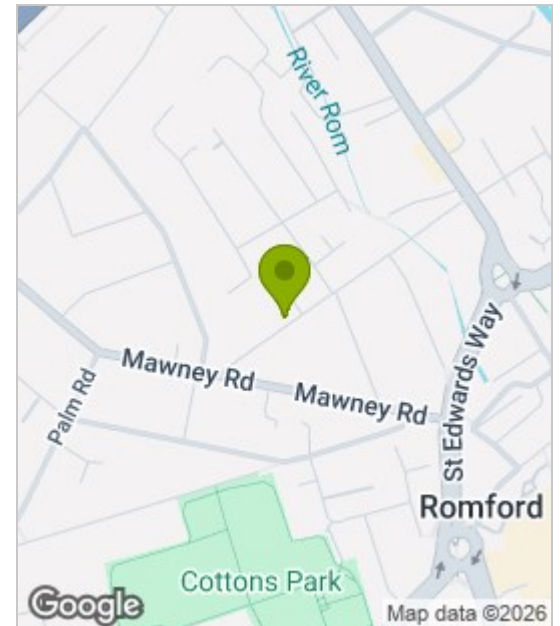
This generously sized bedroom features attractive parquet flooring, modern décor, and plenty of natural light through rear aspect window, creating a warm and inviting atmosphere. With ample space for bedroom furniture, it offers both comfort and practicality.

## Bedroom 2 12'5" x 10'8" (3.8 x 3.26)

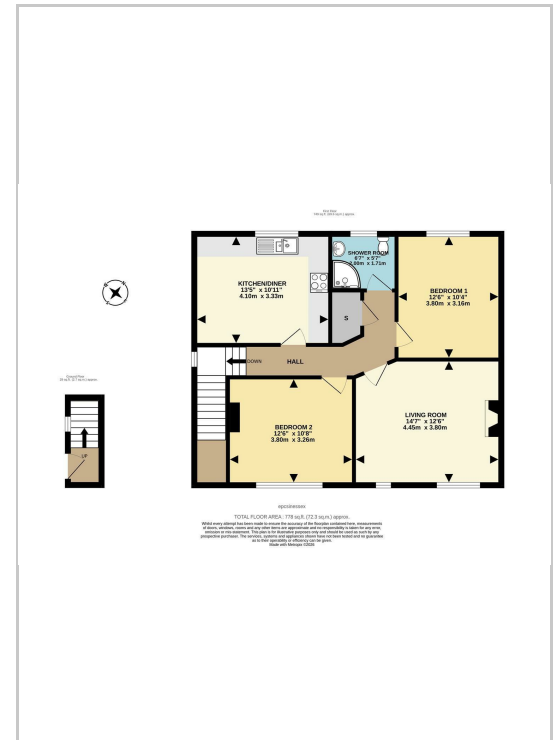
This well-proportioned bedroom offers a bright and neutral finish with grey carpeting and plenty of natural light. A versatile space, ideal as a guest room or home office.

## Exclusive Garden

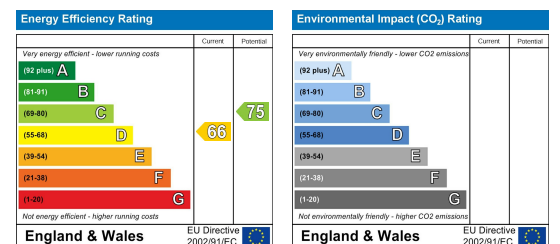
## Area Map



## Floor Plans



## Energy Efficiency Graph



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