



Bear Estate Agents are pleased to bring to the market this four bedroom end of terraced home, ideally positioned within Romford and offering spacious accommodation throughout, perfectly suited to family living. The property is conveniently located close to local shops, well-regarded schools and popular bus routes. Romford Railway Station is approximately 0.9 miles away, providing direct links into London Liverpool Street via the Greater Anglia rail service. For those commuting by car, the A127 is within easy reach, offering convenient access into London and the surrounding areas.

- Four Bedroom End of Terraced House
- Lounge with Bay Window (15'0 x 13'0 Max)
- Spacious Kitchen (18'7 x 15'8 Max)
- Bedroom Three (7'7 x 10'11), Bedroom Four (8'1 x 8'0)
- Large South-East Facing Rear Garden
- 0.9 Miles to Romford Railway Station
- Separate Dining Room (10'0 x 11'7)
- Bedroom One (12'8 x 10'10), Bedroom Two (12'4 x 10'10)
- Fitted Wardrobes in All Bedrooms
- Driveway Parking for Two Vehicles

## Vine Street

Romford

**£525,000**



# Vine Street



Internally, the home begins with a welcoming entrance hall which houses the stairs and benefits from a useful under-stair storage cupboard.

The lounge measures 15'0 x 13'0 at its maximum dimensions and provides a bright and comfortable living space. A bay window to the front allows natural light to flood the room throughout the day, whilst the generous proportions provide ample room for a range of lounge furniture.

The dining room measures 10'0 x 11'7 and offers an excellent space for family meals and entertaining guests, whilst also providing flexibility for modern family living.

The kitchen measures 18'7 x 15'8 at its maximum dimensions and forms the heart of the home. Offering excellent space for day-to-day living, the room benefits from direct access to the rear garden and provides ample room for storage, food preparation and dining if desired.

The ground floor accommodation is further complemented by a convenient downstairs W/C.

Moving upstairs, the first floor landing provides access to all rooms on this level.

Bedroom One measures 12'8 x 10'10 and is a spacious double bedroom, enhanced by a bay window which creates a bright and airy feel.

Bedroom Two measures 12'4 x 10'10 and is another generous double bedroom, comfortably accommodating a large bed alongside additional furniture.

Bedroom Three measures 7'7 x 10'11 and provides a practical and versatile space, ideal for family members, guests or home working.

Bedroom Four measures 8'1 x 8'0 and is another well-proportioned room, benefitting from a bay window which allows additional natural light to enter.

The accommodation is completed by a three-piece bathroom suite, comprising a shower-over-bath, toilet and wash hand basin.

Externally, the property benefits from a large south-east facing rear garden with side access, providing an excellent outdoor space for relaxing, entertaining or enjoying family time throughout the year.

To the front, the property benefits from driveway parking for two vehicles, whilst additional resident permit on-street parking is also available.

Overall, this spacious family home offers generous accommodation, excellent transport links and a highly convenient location, making it an ideal purchase for a wide range of buyers.

Council Tax Band: D (£2,424.66)

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £30 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

## **Four Bedroom End of Terraced House**

**Located in Romford**

**Close to Shops Schools and Bus Routes**

**0.9 Miles to Romford Railway Station**

**Direct Links to London Liverpool Street**

**Easy Access to the A127**

**Entrance Hall with Under Stair Storage**

**Lounge with Bay Window (15'0 x 13'0 Max)**

**Separate Dining Room (10'0 x 11'7)**

**Spacious Kitchen (18'7 x 15'8 Max)**

**Downstairs W/C**

**Bedroom One (12'8 x 10'10)**

**Bedroom Two (12'4 x 10'10)**

**Bedroom Three (7'7 x 10'11)**

**Bedroom Four (8'1 x 8'0)**

**Fitted Wardrobes in All Bedrooms**

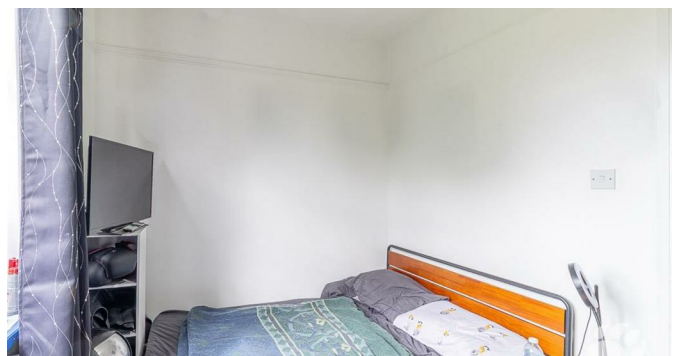
**Three Piece Bathroom Suite**

**Large South-East Facing Rear Garden**

**Side Access**

**Driveway Parking for Two Vehicles**

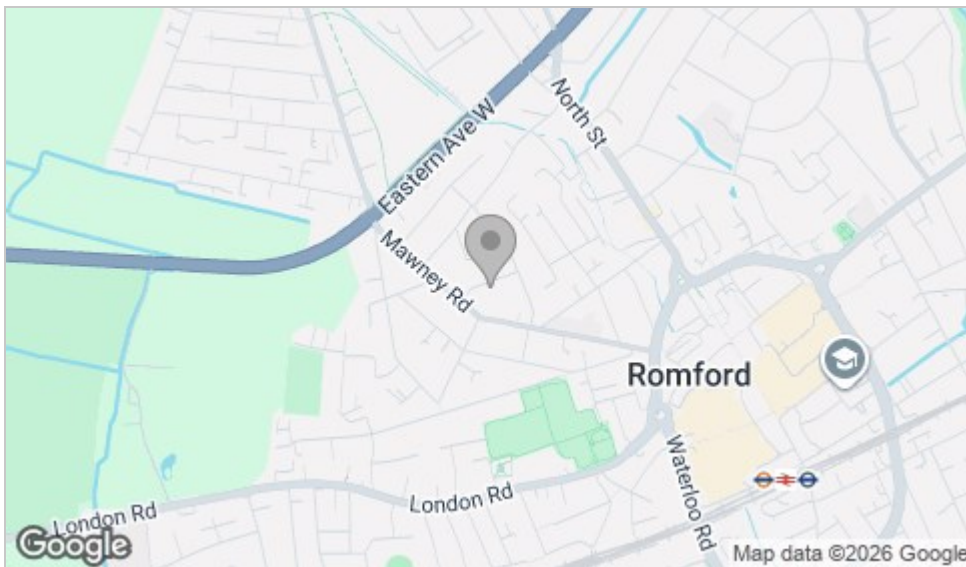
**Resident Permit On Street Parking Available**



# Floor Plan



## Area Map



## Viewing

Please contact our Basildon Office on 01268 661215 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

