



## Grantham Gardens

, Romford, RM6 6HL

**Offers in the region of £280,000**



\*Planning permission approved\*

Blueprints & Co. Properties are delighted to present this ground floor 2 bedroom maisonette with planning permission already approved for a three metre rear extension. The property comprises of two double bedrooms, a large reception room and a fitted kitchen. Externally the property offers ample parking and a storage shed. We advise an early viewing as the property perfect for anyone hoping to get onto the property ladder. Further benefits include 99 years remaining on the lease with a reasonably low service charge and ground rent.

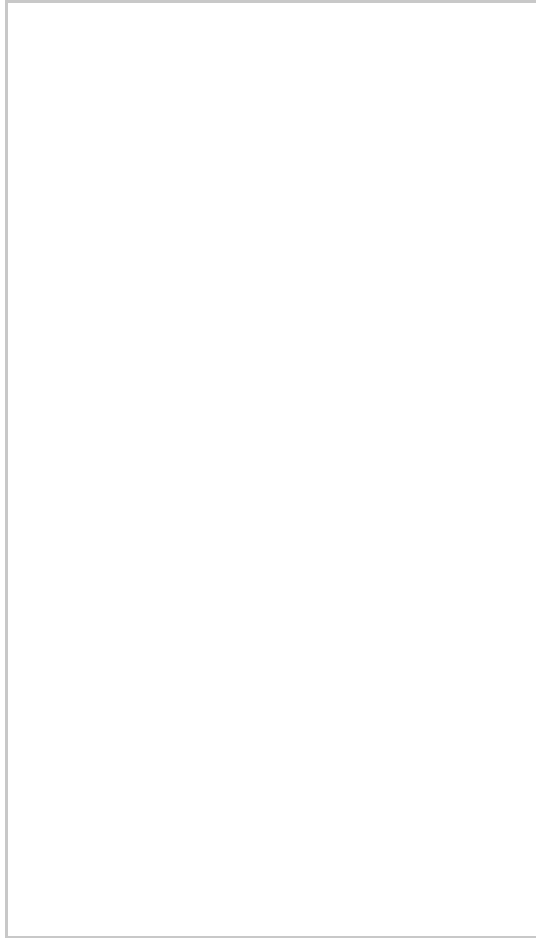
The property benefits from. being within close proximity to Chadwell Heath overground station, multiple schools and Queen's Hospital which makes it a perfect property for either an investor looking to expand their portfolio or a buyer looking to get on to the property ladder.



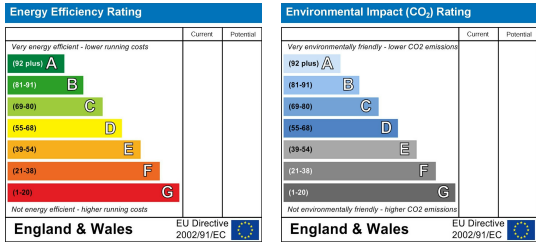
### Area Map



### Floor Plans



### Energy Efficiency Graph



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.