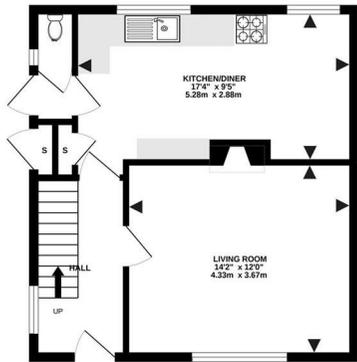




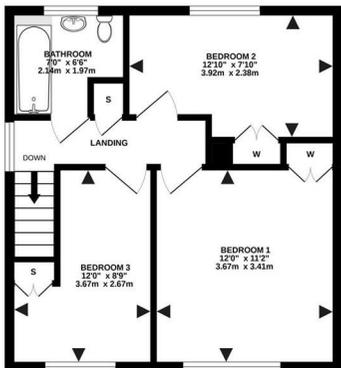
Keith
Ashton

Sheffield Drive,
Romford

Ground Floor
423 sq.ft. (39.3 sq.m.) approx.



1st Floor
427 sq.ft. (39.7 sq.m.) approx.



55 Sheffield Drive, Romford, RM3 9YB

Situated opposite a lovely wooded area called 'Duck Wood' and being in a pleasant location is this three bedroom semi-detached house requiring modernisation throughout, yet recently having a new gas combination boiler fitted and there is UPVC double-glazing throughout. There is also excellent potential for extension into the loft space (stpp) to create further bedrooms, as has other properties in this road. To the ground floor there is a lounge, kitchen/diner and a ground floor cloakroom, with the first floor offering two double bedrooms and one single, all with built-in cupboards or wardrobes and a separate family bathroom, fitted in a three piece suite, with separate shower unit over the bath. The rear garden measures around 42' in length which requires overhauling, and the front garden would allow off street parking for two vehicles, subject to planning. Being offered for sale with immediate vacant possession.

Guide Price £350,000



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
71	84		

SERVICES:

Local Authority: Romford
Council tax band:
Post code: RM3 9YB

VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents

OPENING HOURS:

Monday to Friday: 8.45AM - 6.30PM | Saturdays: 9AM - 5.30PM | Sundays: 10AM - 2PM

MORTGAGE INFORMATION: We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 375757 or visit our interactive website at www.mortgagebusiness.net



We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website www.keithashton.co.uk

