



PERIOD
HOMES



Mildmay Road
Romford RM7 7DA
Guide Price £550,000-£600,000

Mildmay Road, Romford, RM7 7DA

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Ideally located within close proximity of Romford Elizabeth line & Overground station is this delightfully charming three bedroom detached Victorian family home. Presented throughout to a high standard, the property enjoys a bright and spacious lounge diner with a large separate kitchen to the rear. Three double rooms upstairs are complimented by a contemporary family bathroom. There is also a sizeable south facing rear garden and a fully insulated garden room with power.

The internal accommodation commences with a welcoming entrance hallway that leads through to the open-plan lounge / dining room. Drawing light from a beautiful bay window to the front elevation with solid oak floors running throughout the space, a pair of French doors lead out to the rear garden from the dining area. Heading towards the rear of the ground floor is the separate fitted kitchen that comprises of a range of above and below counter storage, ample worktop space and various integrated appliances.

Moving upstairs, the master bedroom is of a particularly generous size, while bedrooms two and three are more than ample enough to accommodate double beds. The contemporary family bathroom completes the internal layout.

Externally, the garden enjoys a predominantly south facing rear garden that commences with a paved patio area with the remainder laid to lawn. At the foot of the garden is a substantial outbuilding with bi-folding doors and power that would be ideal as a gym or home office. Parking is available on a permit basis. There is also further potential to extend the property subject to planning permission.









MILDMAY ROAD

Approx. Gross Internal Area 116.2 Sq M (1250.6 Sq Ft)



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Basement

Approx. 20.1 sq. metres (215.9 sq. feet)



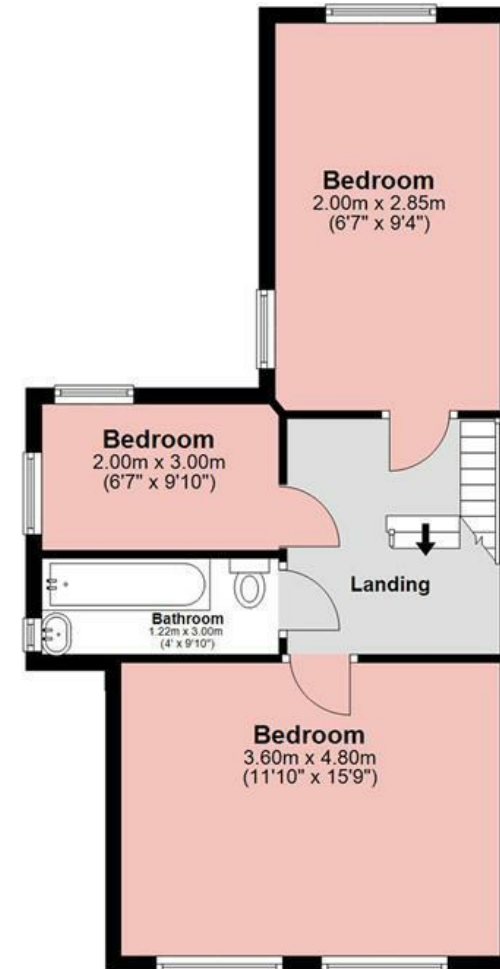
Ground Floor

Approx. 46.3 sq. metres (497.9 sq. feet)



First Floor

Approx. 49.9 sq. metres (536.8 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.

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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		
(1-20) 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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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