

**Ideal Family Home**  
**Billet Road Romford**  
**Guide Price**  
**£425,000-£450,000**  
**Freehold**

**haart**  
CHADWELL HEATH

020 8599 1122

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Ref: HRT001811628

# haart

This is a spacious three bedroom end of terrace house with two garages and off street parking.

- Three Bedrooms
- End Of Terrace
- Off Street Parking
- Two Garages
- 22ft Lounge
- Good Size Rooms



## Front of Property

Off street parking, shared side access leading to garages and garden

## Entrance

Double glazed door to hall

## Hallway

Radiation, stairs to first floor and doors leading to kitchen and lounge

## Reception Room 22'5" x 11'8" (6.83m x 3.56m)

Double glazed window to rear, double glazed door



to garden, radiator and power points.

**Kitchen 19'0" x 9'10" (5.79m x 3m)**

Double glazed windows to front, wall and base units, power points, radiator, sink and drainer with mixer taps, tiled walls, space for double cooker with extractor over, under stair storage cupboard.

**First Floor Landing**

Double glazed window to front, doors leading to bedrooms and bathroom.

**Bedroom One 11'3" x 11'7" (3.43m x 3.53m)**

Double glazed window to rear, power points and radiator

**Bedroom Two 10'0" x 10'9" (3.05m x 3.28m)**

Double glazed window to rear, power points and radiator

**Bedroom Three 7'4" x 9'11" (2.24m x 3.02m)**

Double glazed window to front, power points, radiator and loft hatch

**Bathroom 11'5" x 5'0" (3.48m x 1.52m)**

Two double glazed obscure windows to front , storage cupboard, pedestal wash hand basin with separate taps, low level w/c, corner bath with mixer taps and shower head attached, radiator tiled walls, shower cubicle with electric shower.

**Rear Garden**

Access of garage, partly laid to lawn, partly paved

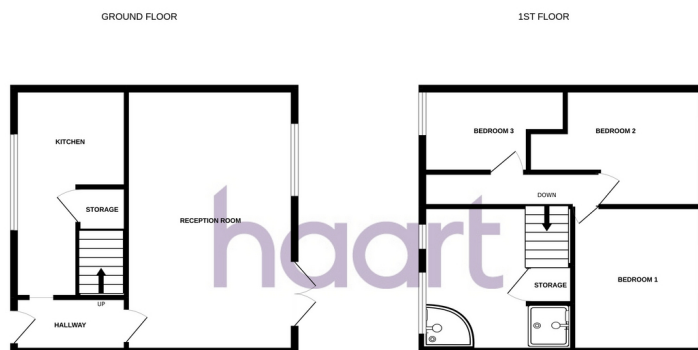
**Garages**

Two garages, entry via shared driveway

**Agents Note**

Freehold

Council Tax Band - C



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, walls and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not been tested and no guarantee as to their operability or efficiency can be given. [Click here for more info](#)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81 to 91) <b>B</b>		<b>85</b>
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	<b>63</b>	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental (CO<sub>2</sub>) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81 to 91) <b>B</b>		<b>85</b>
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	<b>63</b>	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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