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## King Edward Road, Romford RM1     £350,000 - £375,000



Looking for a project? Houses in this road do not come up that often.

Two bedrooms with an upstairs bathroom. Two sitting rooms and kitchen breakfast room.

Close for Romford town centre and station for Stratford and Liverpool Street.

Crossrail coming soon. Great for first time buyer or Buy to Let. Freehold.

- **TWO BEDROOM MID TERRACE HOUSE**
- **GREAT LOCATION**
- **TWO SITTING ROOMS**
- **UPSTAIRS BATHROOM**
- **955 SQ FT LIVING SPACE**
- **KITCHEN / BREAKFAST ROOM**
- **GAS CENTRAL HEATING**
- **DOUBLE GLAZING**
- **WORK REQUIRED**
- **FIRST TIME BUYER OR A GREAT BUY TO LET**

# ACCOMMODATION

## HALLWAY

## DINING ROOM

10' 8" x 9' 11" (3.25m x 3.02m)

## SITTING ROOM

11' 10" x 10' 9" (3.61m x 3.28m)

## KITCHEN/BREAKFAST ROOM

14' 2" x 12' 3" (4.32m x 3.73m)

## BEDROOM

14' 4" x 9' 11" (4.37m x 3.02m)

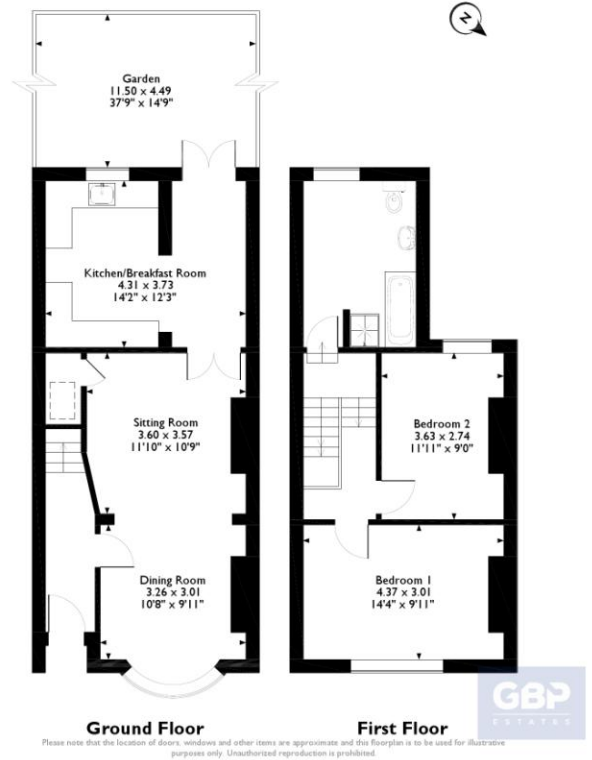
## BEDROOM

11' 11" x 9' 0" (3.63m x 2.74m)

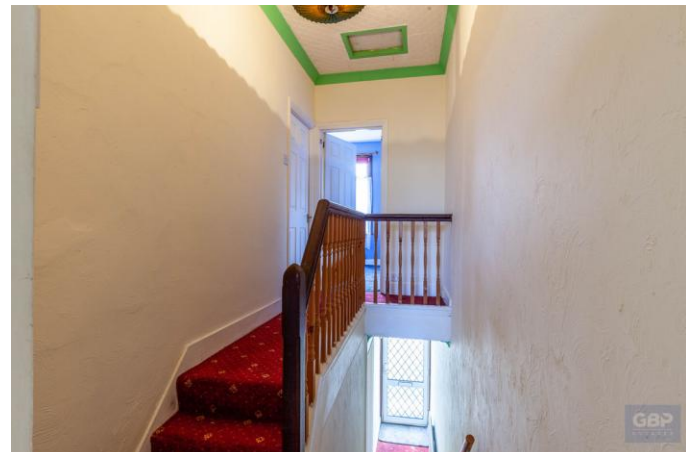
## BATHROOM

**GARDEN** 37' 9" x 14' 9" (11.51m x 4.5m)

6, King Edward Road, Romford  
Approximate Gross Internal Area  
89 Sq M/955 Sq Ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



DISCLAIMER: 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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.