



CHALK STREET /
ESTATES

Rosemary Avenue, Romford, RM1

Offers Over **£600,000**

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Positioned within close proximity to Gidea Park and Romford Elizabeth Line stations, is this three bedroom semi-detached house. For those looking for potential to add a fourth bedroom, the property also holds a Certificate of Lawfulness for a hip to gable, loft conversion with rear dormer with Juliette balcony, roof lights to front & obscured glazed non opening window in gable wall (D0388.24)

Upon entering the home, via the enclosed porch, you are greeted with a welcoming entrance hallway with stairs rising to the first floor.

Spanning the right side of the home, is the spacious through lounge which measures an impressive 29'2 x 12' and provides adequate space for a large dining table and chairs. The room is flooded with natural light from the large bay window to the front elevation and French patio doors to the rear. Centred around a feature fireplace, further features include deep skirtings and decorative cornice.

The kitchen / diner comprises numerous wall and base units, ample worktops and room for essential appliances. A sliding door opens onto the bright and airy conservatory which overlooks the rear garden.

Positioned off the kitchen, within the converted garage, is the handy utility and separate W/C.

Heading upstairs, there are two large double bedrooms and a further single. All three rooms are well presented and enjoy large bay windows which flood the room with natural light.

Completing the internal layout is the family bathroom.

Externally, to the front there is ample off street parking via the brick paved driveway.

The rear garden measures 84' and commences with a large patio area whilst the remainder is predominately laid to lawn.

Viewing is highly recommended to fully appreciate all this wonderful family home has to offer.

In compliance with The Money Laundering Regulations 2017, we are legally obligated to verify the identity of all prospective purchasers. This process requires the review of valid photographic identification and an official proof of address. Should your offer on a property marketed by Chalk Street Estates be accepted, you will be required to complete identity verification through our secure third-party provider, Blic UK. A non-refundable fee of £15 per purchaser is payable in advance of the verification checks.

Please note that a sale cannot be formally agreed, and a memorandum of sale cannot be issued, until all parties have provided valid identification and the verification process has been successfully completed.

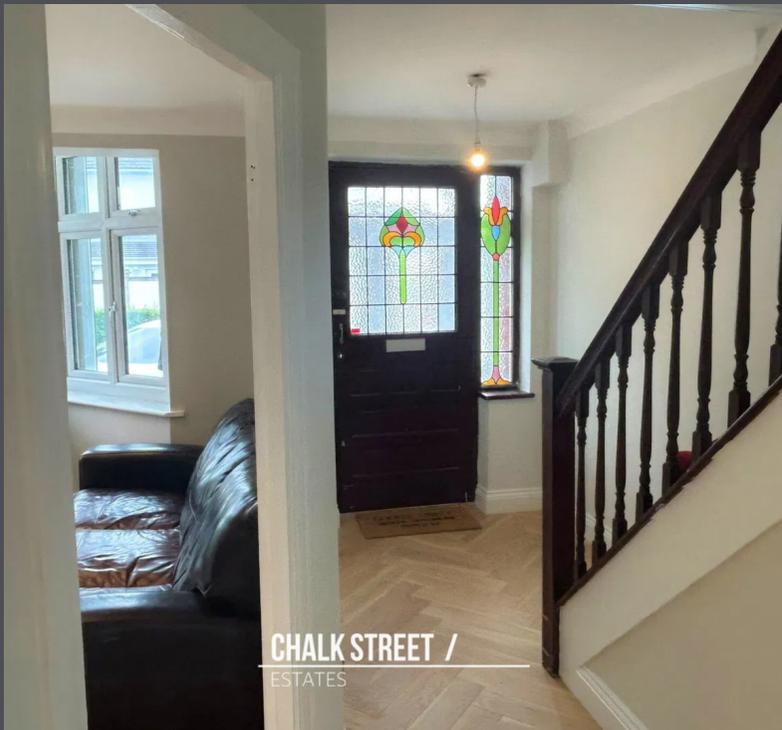




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- Three Bedrooms
- Semi-Detached House
- Well Presented Throughout
- Spacious Reception Room
- Kitchen With Separate Utility Room
- Conservatory
- Off Street Parking
- 84' Rear Garden
- 0.8 Miles From Gidea Park Elizabeth Line Station
- 0.9 Miles From Romford Elizabeth Line Station



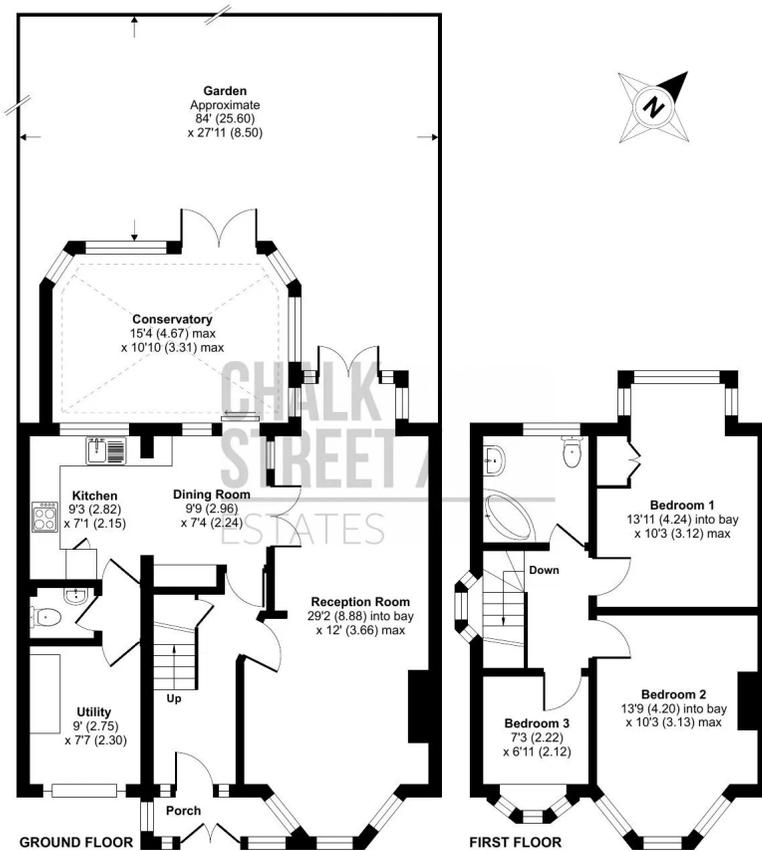




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Approximate Area = 1278 sq ft / 118.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Chalk Street Estates Limited. REF: 1220370



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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