



Haverling Road, Romford, RM1

£475,000

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 1**

This well-proportioned three-bedroom terraced home offers spacious accommodation whilst being conveniently located for Romford town centre, transport links and local amenities.

Upon entering the property, a hallway provides access to the living areas, with stairs rising to the first floor.

Spanning the length of the downstairs, there is an impressive open reception / dining room, extending over 28 ft in length. This bright space features a large bay window to the front, allowing for an abundance of natural light and provides ample room for both living and dining areas, making it ideal for everyday living.

To the rear, the room opens naturally into the kitchen, which sits off to one side. Fitted with a range of units and ample worktop space, it remains well connected to the main living area while retaining its own defined space.

The first floor comprises three bedrooms. The principal bedroom is positioned to the front and benefits from a bay window and fitted wardrobes, while the second bedroom is a well-proportioned double. The third bedroom, also to the front, is a comfortable single bedroom and would lend itself well as a home office or dressing room.

Completing the internal layout is the four-piece family bathroom.

Externally, the property features a generous rear garden extending approximately 75 ft, predominantly laid to lawn and offering excellent outdoor space. To the back of the garden sits a detached shed, providing useful storage space.

To the front, the property offers off-street parking for two cars.

Viewing is highly recommended to appreciate the space that this home provides in a convenient location.

*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, Blinc 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.*





- Three Bedrooms
- Terraced House
- Well Presented Throughout
- Open Plan Kitchen / Dining Room
- Family Bathroom
- 75' Rear Garden With Shed
- Off Street Parking
- 0.1 Miles From Parklands Primary School
- 1 Mile From Romford's Elizabeth Line Station
- Convenient Access to Romford Town Centre





CHALK STREET /



CHALK STREET /







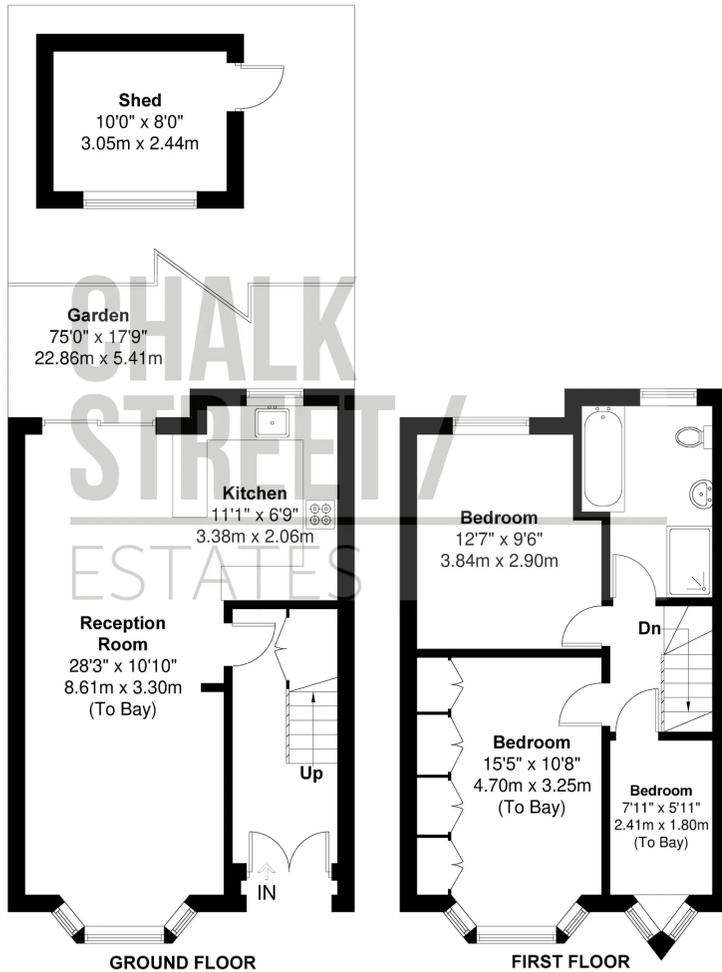
# Having Road, Romford, RM1

Approximate Area = 89.7 sq m / 965 sq ft

Shed Area = 7.4 sq m / 79 sq ft

Total = 97.1 sq m / 1044 sq ft

For Identification only - Not to Scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for © Chalk Street Estates Limited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Chalk Street Estates - Sales

63-65 Station Lane, Hornchurch, Greater London RM12 6JU

01708 922837

sales@chalkstreet.co.uk

<https://chalkstreet.co.uk/>