



CHALK STREET /  
ESTATES

Helmsdale Road, Romford, RM1

Offers Over **£500,000**

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

Offered for sale with the added advantage of no-onward chain is this three-bedroom semi-detached family home, situated just 0.6 miles from Rise Park Infant and Junior School. This property also benefits from convenient transport connections, with regular bus routes providing access to Romford's Elizabeth Line train station.

Upon entering the home, you are welcomed by a bright entrance hallway complete with a staircase rising to the first floor.

To the front elevation, the spacious lounge (13'6" x 12'0") enjoys a large bay window that floods the room with natural light, enhancing the tasteful neutral decor.

Moving to the rear of the home, there is an impressive open-plan kitchen/ dining room measuring 22'0" x 16'10" featuring continuous wooden flooring. The kitchen is fitted with a range of wall and base units, generous work top surface space and ample room for appliances. The dining area is enhanced by a characterful log burner in the centre of the room and a double set of patio doors opening directly onto the garden.

A handy ground floor W/C completes the downstairs accommodation.

Upstairs, the first floor offers two generous double bedrooms and a well-proportioned single bedroom. The principal bedroom benefits from a bay window and fitted wardrobes.

A well-appointed family bathroom completes the internal layout.

Externally, to the front, the property benefits from off-street parking along with side access to the rear garden.

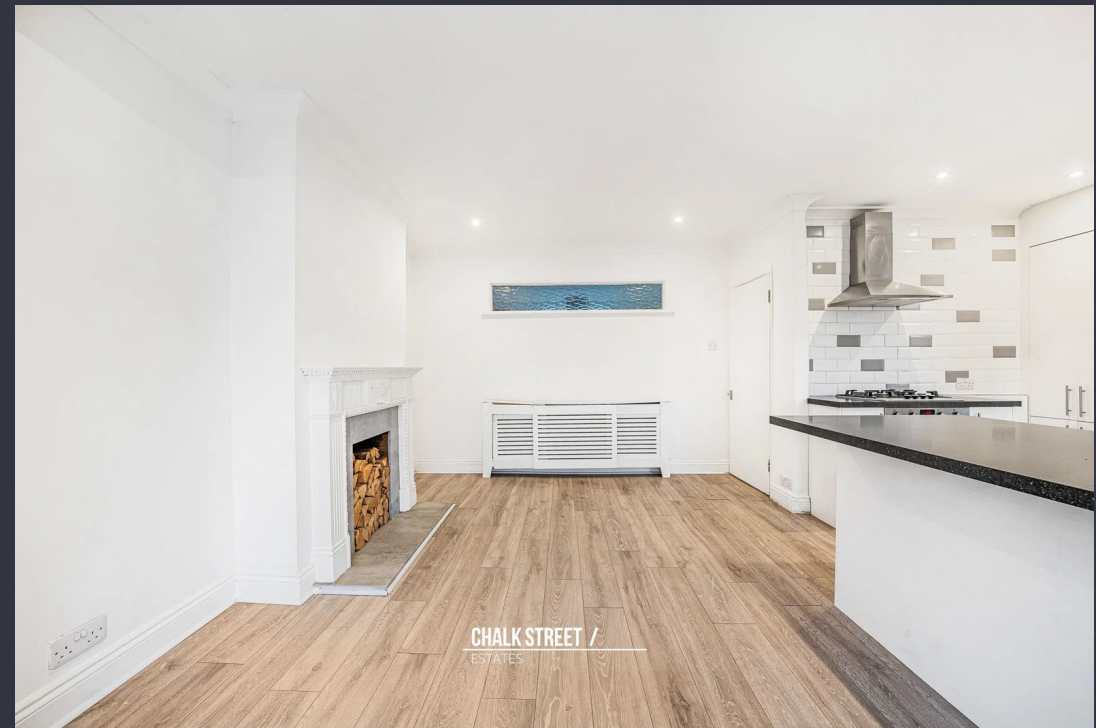
To the rear, the 56' rear garden commences with a patio area with the remainder predominantly laid to lawn.

We highly recommend viewing, to appreciate all this 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, Blinc UK. A non-refundable fee of £15 per purchaser is payable in advance of the verification checks.*

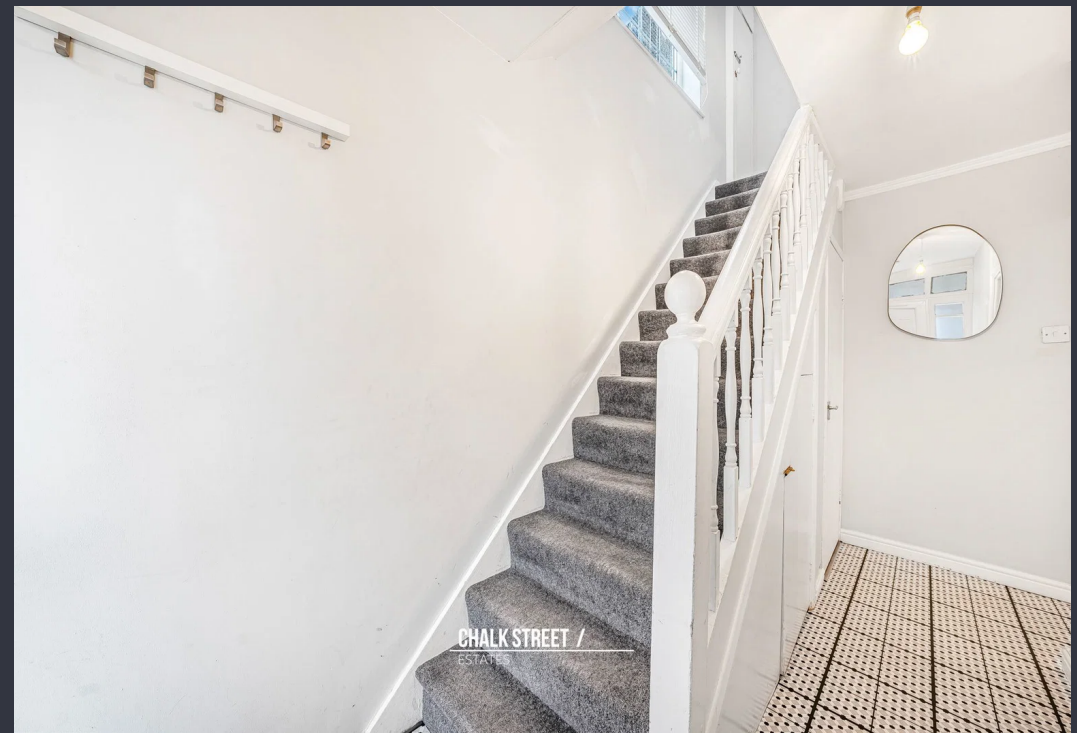
*Please note that a sale cannot be formally agreed, and a memorandum of sale cannot be issued, until all parties have provided valid identification and the verification process has been successfully completed.*





- No Onward Chain
- Three Well-Sized Bedrooms
- Semi-Detached House
- Well Presented Throughout
- Ground Floor W/C
- Well Presented Modern Family Bathroom
- Off Street Parking
- Well Sized Rear Garden
- Situated just 0.6 miles from Rise Park Infant & Junior School
- Excellent Transport Links Nearby



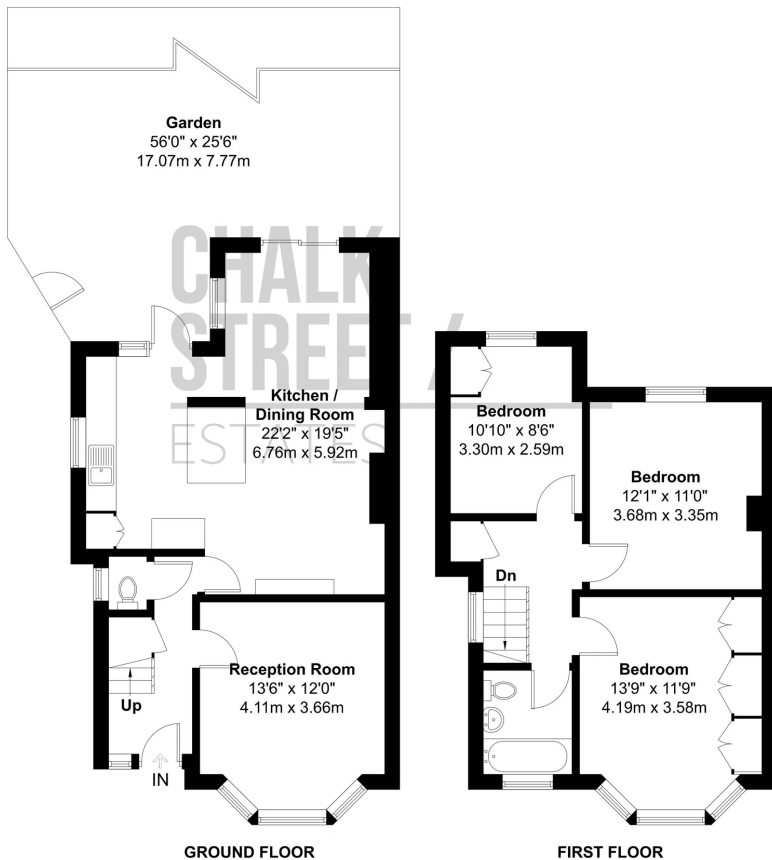




# Helmsdale Road, Romford, RM1

Approximate Area = 99.4 sq m / 1069 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). © 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>			78
(55-68) <b>D</b>		58	
(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

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