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ESTATES  
FOR SALE  
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01708 922837

CHALK STREET /

Glenton Way, Romford, RM1

Offers Over **£525,000**

**Bedrooms: 3 | Bathrooms: 2 | Receptions: 2**

Positioned in a convenient location, close to excellent local schools and amenities, is this well presented, extended, three-bedroom semi-detached house.

Upon entering through the enclosed porch, you are welcomed by an inviting entrance hallway with stairs leading to the first floor.

The generously proportioned reception room, illuminated by a large window to the front, is tastefully presented in neutral tones. This comfortable space, centred around a feature fireplace, boasts deep skirting, decorative cornice and carpets underfoot. Double doors seamlessly connect this room to the open-plan kitchen/dining area, creating a fluid and sociable environment.

Spanning the rear of the home, the sizable kitchen / dining room is the heart of this property. Measuring an impressive 19'8 x 19'7, it features a range of wall and base units, ample worktop space, and room for essential appliances. Double patio doors open directly onto the rear garden, bathing the area in natural light and providing a wonderful connection to the outdoors.

Adding to the convenience of the ground floor is a well-appointed shower room.

Ascending to the first floor, you will find two comfortable double bedrooms and an additional single bedroom, all presented with modern decorative finishes.

The internal layout is completed by a well-appointed family bathroom.

Externally, the front of the property offers convenient off-street parking. A shared driveway leads to side gate access and a garage (16'5 x 7'11).

The 55' rear garden provides a delightful outdoor space, commencing with a large patio area perfect for entertaining, with the remainder predominantly laid to lawn.

This wonderful family home offers a superb blend of comfortable living and practicality. We highly recommend arranging a viewing to fully appreciate all it 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.*





- Three Bedrooms
- Semi-Detached House
- Extended To The Rear
- Spacious Reception Room
- Open Plan Kitchen / Dining Room
- Two Bathrooms
- Off Street Parking
- 55' Rear Garden
- Side Access to Garage
- Close Proximity To Good Local Schools & Amenities







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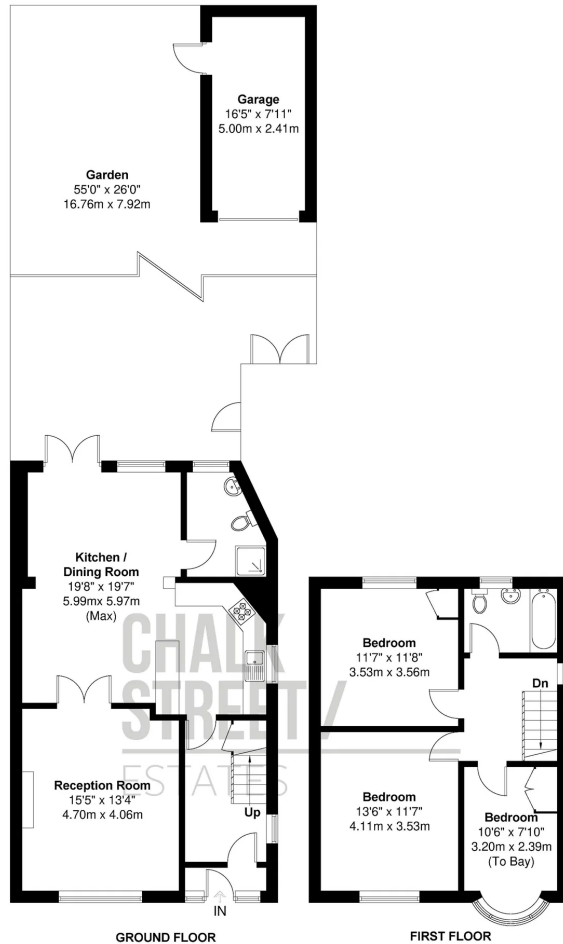
# Glenton Way, Romford, RM1

Approximate Area = 114.5 sq m / 1232 sq ft

Garage Area = 12 sq m / 129 sq ft

Total = 126.5 sq m / 1361 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>		80
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Chalk Street Estates - Sales

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