



CHALK STREET /
ESTATES

Knighton Road, Romford, RM7

Offers Over **£500,000**

Bedrooms: 3 | Bathrooms: 2 | Receptions: 1

Ideally situated within close proximity to Romford Elizabeth Line Station and within walking distance of local schools and amenities, this well-presented three-bedroom end-of-terrace house offers both convenience and comfortable living.

Upon entering, you are welcomed into a bright entrance hallway with stairs leading to the first floor.

Spanning the left side of the home is the spacious open-plan living and dining area (26'4 x 11'), perfect for both everyday living and entertaining, with plenty of natural light from the bay window to the front and French patio doors overlooking the rear.

To the rear, the kitchen is fitted with a range of base units, providing ample storage and generous worktop space, along with room for essential appliances.

Further ground floor accommodation includes a useful lean-to area providing additional space and direct access to the rear garden.

Completing the ground floor is a second reception room, which could alternatively serve as a bedroom, alongside a convenient shower room.

Upstairs, the property offers three well-proportioned bedrooms, including two doubles and a generous single, along with a family bathroom completing the accommodation.

Externally, the property benefits from off-street parking to the front, side access, and a 40ft rear garden, predominantly laid to patio. A garage is located to the rear, accessible via rear access.

Early viewing is highly recommended to fully appreciate all that this fantastic 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.

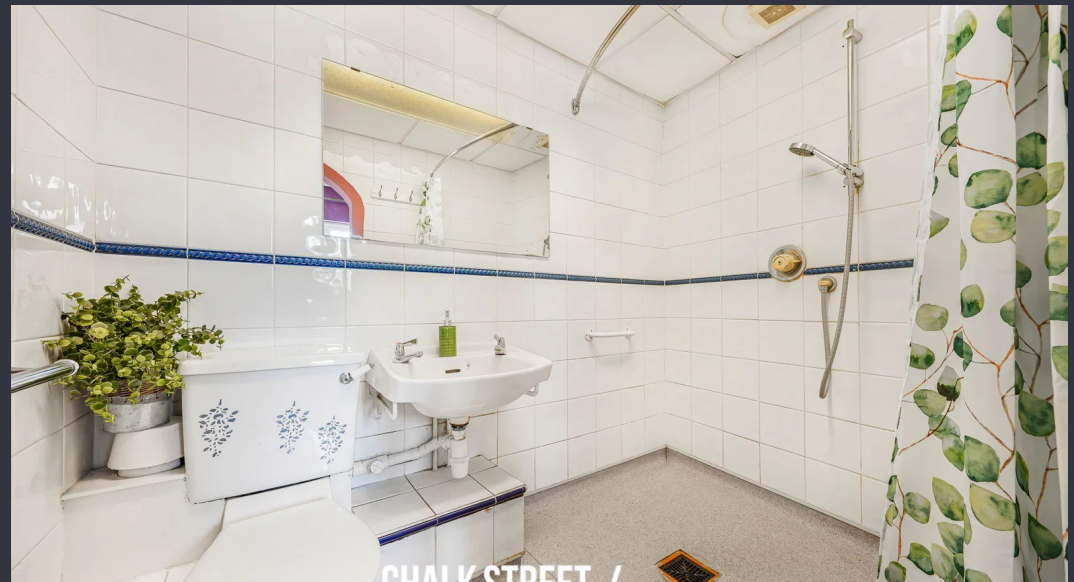
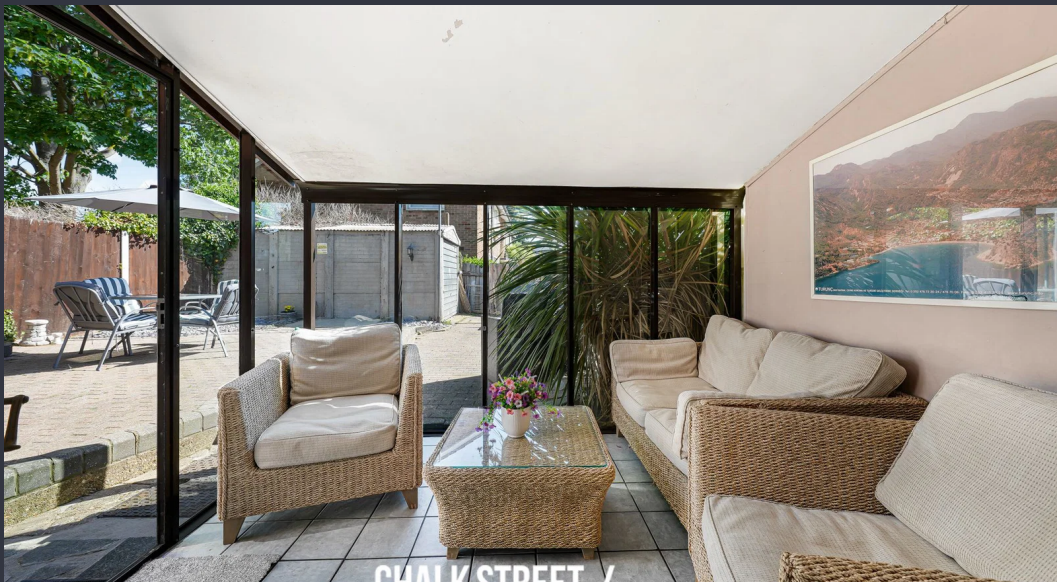
Please note that a sale cannot be formally agreed, and a memorandum of sale cannot be issued, until all parties have provided valid identification and the verification process has been successfully completed.





- End of Terrace House
- Three Bedrooms
- Open Plan Reception / Dining Room
- Downstairs Shower Room
- Downstairs Office Area
- Off Street Parking Via Driveway
- Detached Garage To The Rear
- Rear Access into The Garden
- Located 0.9 Miles From Romford Elizabeth Line Station
- Within Close Proximity to Local Schools







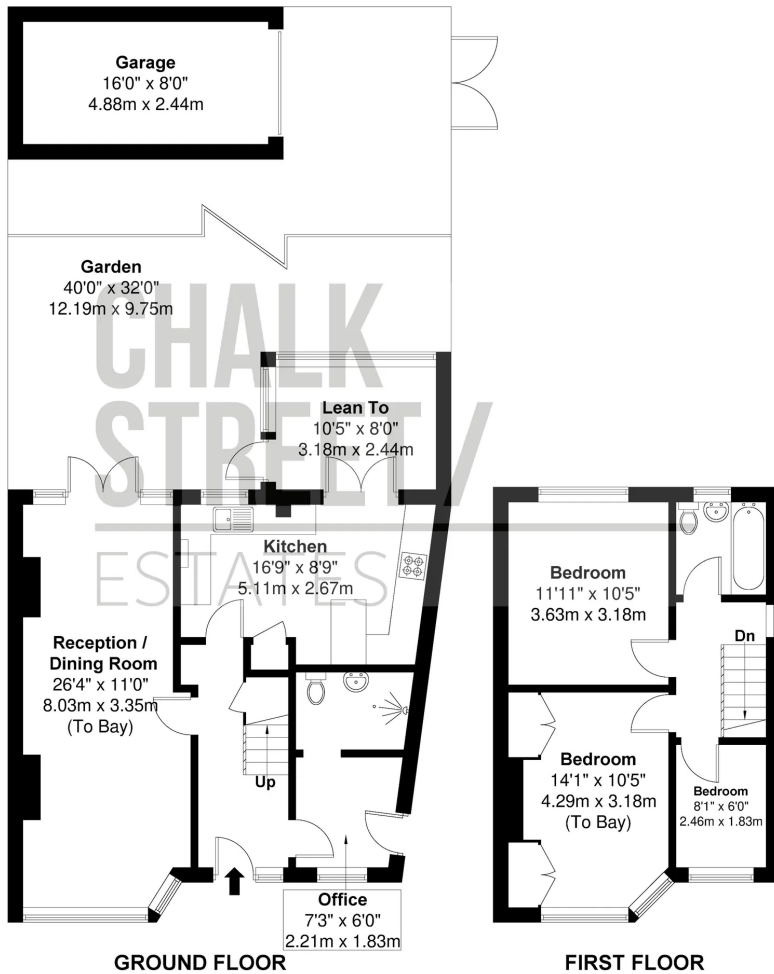
Knighton Road, Romford, RM7

Approximate Area = 107.2 sq m / 1153 sq ft

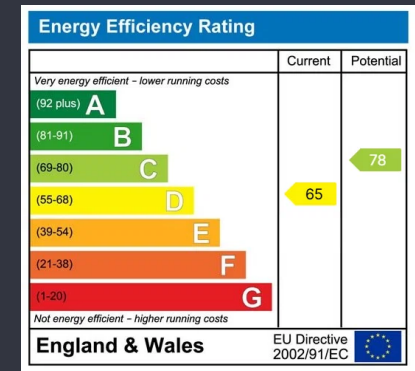
Garage Area = 12 sq m / 129 sq ft

Total = 119.2 sq m / 1282 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).
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