



Mill Lane, Romford, RM6
Offers Over £525,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Located just 0.6 miles from Chadwell Heath Station, is this spacious three bedroom semi-detached family house. Boasting over 1,200 sq.ft, the property offers ample space and potential for future enhancements, subject to planning permission.

Upon entering the home, you are greeted into the generous living / dining room. There is a bay window in this room allowing an abundance of natural light

The kitchen is fitted with a range of base and wall units, ample worktop space, and room for essential appliances, with a door leading to the garden.

A handy cloak room completes the downstairs layout.

Upstairs, there are three generous sized bedrooms.

The four-piece suite family bathroom is also located on this floor.

Externally, the front of the property benefits from a driveway providing off-street parking and access to the garage (21'0 x 8'3).

The rear garden extends approximately 64' in length and 29' in width, which commences a patio area whilst the remainder is predominantly laid to lawn.

Viewing is highly recommended to fully appreciate all the potential 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.





- Three Bedrooms
- End of Terrace House
- Spacious Living / Dining Room
- Ground Floor Cloakroom
- Generous Kitchen
- Off Street Parking With Garage
- 0.6 Miles From Chadwell Heath Station
- Close to Local Schools and Other Amenities

According to the vendor:

Heating: Gas Central Heating

Broadband: Connected, current provider understood to be EE

Mobile Coverage: Vendor advises mobile phone reception is usually very good

Sewerage: Connected to the mains sewer network







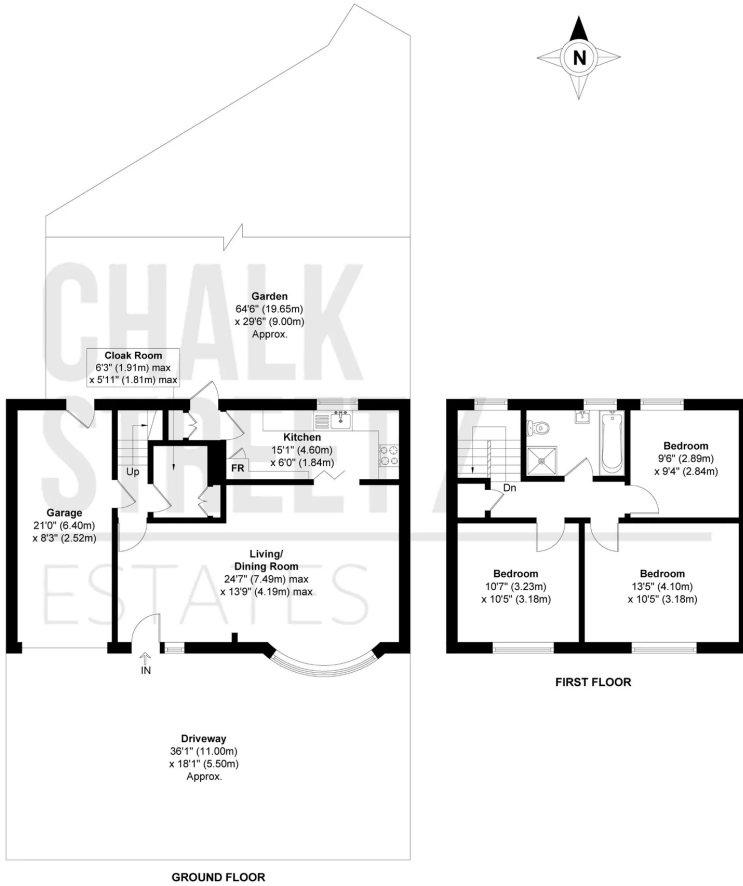
Mill Lane, Romford RM6

Ground = 64.56 sq m / 695 sq ft

First = 47.18 sq m / 508 sq ft

Total = 111.74 sq m / 1203 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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/