



CHALK STREET /  
ESTATES

**Fuchsia Close, Romford, RM7**

Guide Price **£350,000 - £375,000**

**Bedrooms: 2 | Bathrooms: 1 | Receptions: 1**

Situated within close proximity to reputable schools, local amenities and approximately one mile from Romford Elizabeth Line Station, this well-presented two double-bedroom terraced house is considered an ideal first-time purchase.

Upon entering the property, you are welcomed by an entrance hall with stairs rising to the first floor and access to all ground-floor accommodation.

Occupying the rear of the home, the living / dining room is tastefully decorated in modern tones and measures 16'2" x 12'1". The room provides ample space for both living and dining furniture, with French doors opening onto the rear garden.

The separate kitchen, located at the front of the property, features a range of wall and base units, worktops to three sides and space for essential appliances.

Completing the ground-floor accommodation is a convenient W/C.

To the first floor, there are two generously sized double bedrooms, both of which are well presented.

The three-piece family bathroom comprises a panelled bath, shower screen, matching low level w/c and wash hand basin, partly tiled walls, laminate flooring and ceiling lighting with extractor completes the internal accommodation.

Externally, the property benefits from off-street parking to the front via a brick-paved driveway.

To the rear, the home enjoys a well-maintained garden measuring approximately 45', commencing with a patio area, while the remainder is predominantly laid to lawn.

Early viewing is highly recommended to fully appreciate everything this attractive 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.*

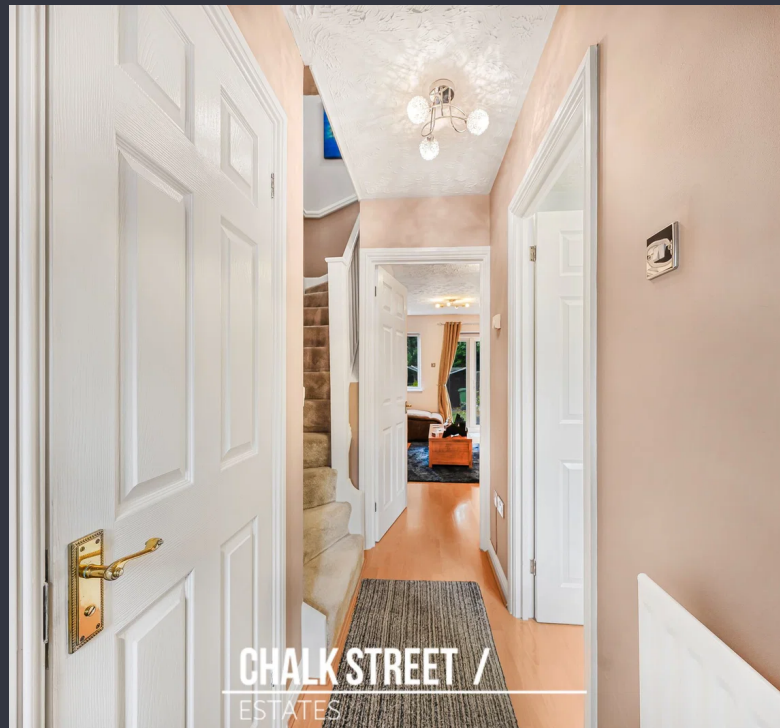




- Two Double Bedrooms
- Terraced House
- Well Presented Throughout
- Large Reception Room
- Separate Kitchen
- Ground Floor W/C
- Off Street Parking
- 45' Rear Garden
- 1 Mile From Romford Elizabeth Line Station
- Ideal First Purchase

**According to the vendor:**

Heating: Gas Central Heating  
Broadband: Connected, supplier understood to be Community Fibre Ltd.  
Mobile Coverage: Vendor advises that mobile phone coverage is very reliable, with no known signal issues.  
Sewerage: Connected to the main sewerage network, with no private drainage system advised.







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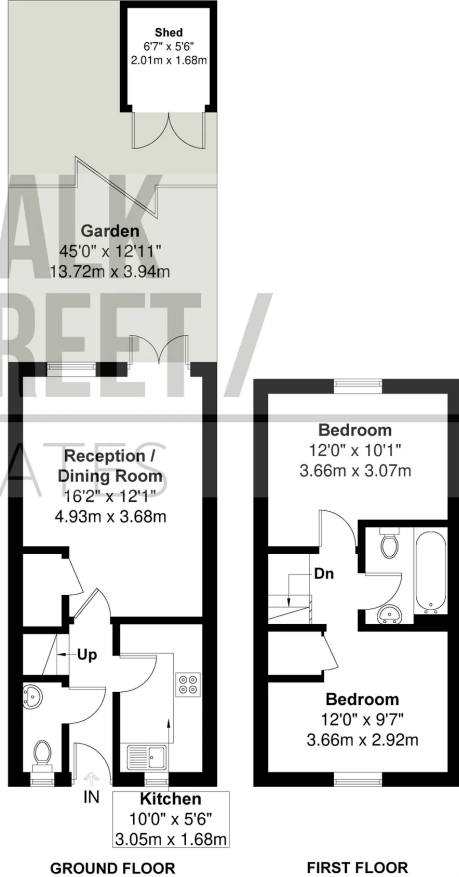
DAGENHAM, RM7 0YZ



2 BEDROOM 1 BATHROOM 1 RECEPTION ROOM

GROUND FLOOR 30.1 SQ M / 329 SQ FT  
 FIRST FLOOR 28.8 SQ M / 310 SQ FT  
 SHED 3.4 SQ M / 36 SQ FT

TOTAL INTERNAL AREA 62.3 SQ M / 669 SQ FT  
 FOR IDENTIFICATION ONLY - NOT TO SCALE



THIS FLOOR PLAN HAS BEEN PROFESSIONALLY PREPARED IN ACCORDANCE WITH RICS PROPERTY MEASUREMENT STANDARDS. WEST EVERY EFFORTS HAS BEEN MADE TO ENSURE ACCURACY. ALL DIMENSIONS, LAYOUTS AND TOTAL AREAS ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSE ONLY. NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MISSTATEMENT. INTERESTED PARTIES SHOULD RELY ON THEIR OWN INSPECTIONS AND MEASUREMENTS.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>		73	
(55-68) <b>D</b>			
(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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