



Gooshays Drive, Romford, RM3  
£425,000



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

Offered for sale with the added advantage of no onward chain, this well-maintained two-bedroom end-of-terrace house presents an excellent opportunity for first-time buyers. Ideally situated just 1.1 miles from Harold Wood Elizabeth Line Station, with bus stops conveniently located outside the property providing direct links to the station, and within easy reach of local shops, everyday amenities, Central Park Gym and Central Park, the property combines comfortable living with exceptional convenience.

Upon entering, you are welcomed into a spacious through lounge, creating a bright and versatile living space that is well suited to both relaxing and entertaining.

Located to the rear of the property, the well-appointed kitchen / dining room is fitted with a range of wall and base units, together with worktop space to two sides and essential appliances included. There is ample space to accommodate a dining table and chairs. Double doors open directly onto the rear garden, allowing plenty of natural light to fill the room while providing seamless access to the outdoor space.

The first floor comprises two well-proportioned bedrooms, providing comfortable and adaptable accommodation for a couple, young family or those requiring a home office.

Completing the accommodation is a spacious four-piece family bathroom.

Externally, the property benefits from a driveway providing off-street parking, together with side gate access leading to the rear garden.

The rear garden extends to approximately 41ft and is predominantly laid to lawn, offering an excellent outdoor space.

This home is a fantastic find for those looking to get on the property ladder, offering a blend of comfort, convenience, and location at an attractive price point. With excellent transport links and local facilities within easy reach, this property truly represents a smart first step into homeownership.

Early viewing is highly recommended to fully appreciate all this wonderful starter 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
- Two Bedrooms
- End Of Terraced House
- Well Maintained Throughout
- Generous Kitchen / Dining Room
- Four-Piece Family Bathroom
- Off Street Parking
- Close Proximity To Local Shops & Amenities
- 1.1 Miles From Harold Wood Elizabeth Line Station
- Ideal First Purchase

**According to the vendor:**

Heating: Gas Central Heating  
 Broadband: Connected, supplier understood to be Sky  
 Mobile Coverage: Vendor advises there are no known signal issues  
 Sewerage: Mains drainage understood, with no private drainage system advised













PRESENTED BY | CHALK STREET ESTATES LIMITED

GOOSHAYS DR  
ROMFORD, RM3

CHALK STREET / ESTATES

2 BEDROOM 1 BATHROOM 1 RECEPTION ROOM

GROUND FLOOR 36.4 SQ M 391 SQ FT

FIRST FLOOR 36.4 SQ M 391 SQ FT

TOTAL INTERNAL AREA 72.8 SQ M / 782 SQ FT

FOR IDENTIFICATION ONLY - NOT TO SCALE

Garden 41'2" x 25'3" 12.55m x 7.70m

Bedroom 11'2" x 10'2" 3.40m x 3.10m

Bedroom 18'9" x 10'9" 5.71m x 3.28m

Kitchen / Dining Room 18'6" x 8'3" 5.64m x 2.51m

Reception Room 15'5" x 12'6" 4.70m x 3.81m

FIRST FLOOR

GROUND FLOOR

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>                          |         | 89        |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | 66        |
| (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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