



Shaftesbury Road, Romford, RM1

Offers Over **£450,000**

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Ideally located just 0.3 miles from Romford Elizabeth Line Station, this beautifully presented, semi-detached Victorian cottage offers an ideal blend of commuter convenience and local charm.

Upon entering the home, you are greeted with an entrance hall providing access to both the reception room on your right and dining room on your left, and stairs rising to the first floor.

Drawing light from the attractive walk-in bay window, the principal reception room is decorated with modern tones throughout and features a charming fireplace.

At the heart of the home is the dining area. Decorated with a neutral palette, further features include wooden flooring and handy understairs storage.

The bright and modern kitchen boasts numerous wall and base units, ample work surfaces and room for essential appliances. A single door leads out onto the rear garden.

Heading upstairs there are two spacious double bedrooms and a single bedroom which is currently arranged as a walk-in wardrobe. The master bedroom, positioned at the front of the home measures 11'9 x 11'7 and has the added benefit of an en-suite shower.

The gorgeous family bathroom completes the internal layout.

Externally, there is a low maintenance gated front garden with side access. Permit parking is available.

The south facing rear garden measures 60' and commences with a lovely patio area whilst the remainder is predominantly laid to lawn neatly framed with mature planting and shrubbery. At the base of the garden there is a large storage shed.

Viewing is highly recommended to fully appreciate all this wonderful 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.





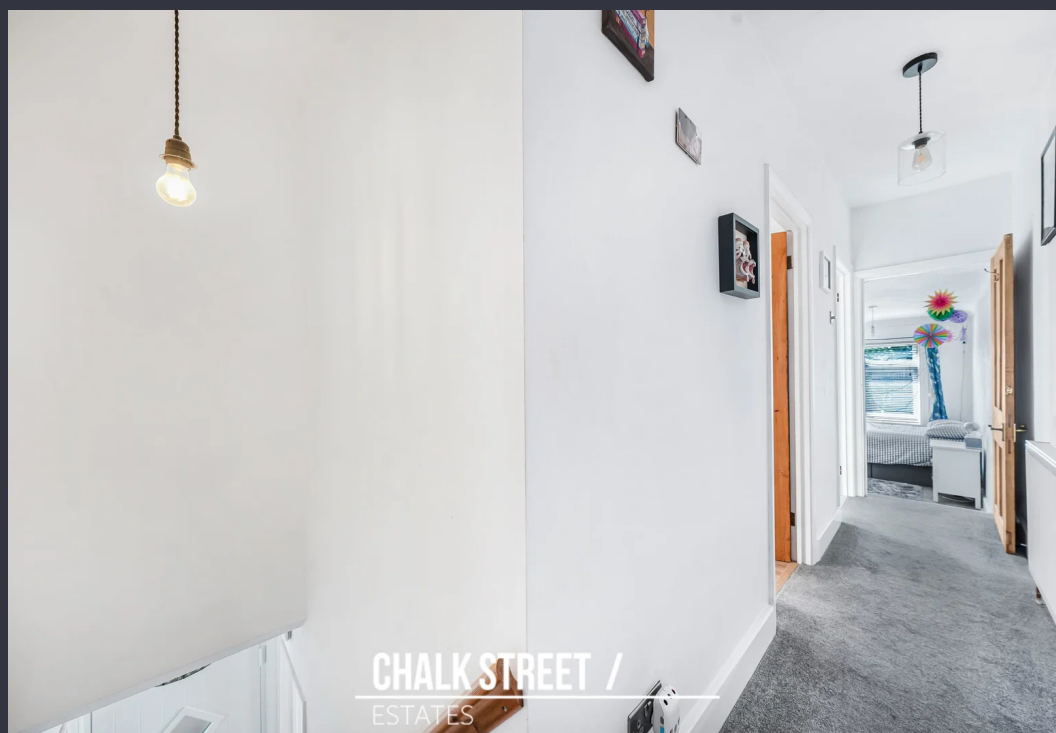
- Three Bedrooms
- Semi-Detached House
- Victorian Cottage
- Beautifully Presented Throughout
- Two Reception Rooms
- Modern Kitchen
- Side Gate Access
- 60' South Facing Rear Garden
- 0.3 Miles From Romford Elizabeth Line Station
- Close Proximity To Good Local School

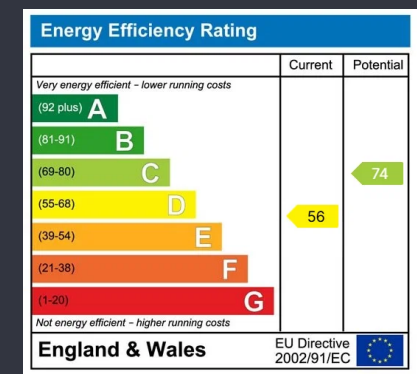
According to the vendor:

Heating: Gas Central Heating / Combi Boiler
 Broadband: Connected, supplier understood to be Sky
 Mobile Coverage: Vendor advises there are no known signal issues
 Sewerage: Mains









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