



Bellevue Road, Romford, RM5

Offers Over **£450,000**

Bedrooms: 3 | Bathrooms: 2 | Receptions: 1

Situated within walking distance of everyday local amenities and boasting excellent transport links is this well-presented three-bedroom terraced house.

Upon entering, you are greeted by a welcoming entrance hall with stairs rising to the first floor.

Off the entrance hall is the spacious living room, measuring 25'11 x 9'8, providing a generous amount of space, and leading through to the kitchen / dining room via a door.

To the rear of the property is the open-plan kitchen / dining room, comprising numerous wall and base units, ample worktop space and space for essential appliances. This space comfortably accommodates a table and chairs, making this an ideal family and entertaining space. A double set of patio doors lead directly out to the rear garden.

Completing the ground floor footprint, there is an ideal family bathroom comprising a shower, wash hand basin and toilet.

Moving upstairs, the first floor accommodates three bedrooms, comprising two double bedrooms and a comfortable single bedroom.

Completing this floor is the well-appointed family bathroom.

Externally, the property benefits from off-street parking via the driveway.

To the rear, the property boasts an impressive 136'6 x 16'5 garden. The garden initially features a patio area, ideal for outdoor seating, with the remainder predominantly laid to artificial lawn, providing an easily maintainable space.

Viewing is highly recommended to fully appreciate what this family home could offer you.

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
- Terraced House
- Well Presented Throughout
- Spacious Reception Room
- Open-Plan Kitchen/Dining Room
- Two Family Bathrooms
- Generous Rear Garden
- Off Street Parking Via Driveway
- Within Close Proximity To Shops, Schools, Parks and Everyday Amenities
- Convenient Bus Routes Nearby Towards Stations

According to the vendor:

Heating: Gas

Broadband: Broadband available, supplier understood to be Community Fibre

Mobile Coverage: Good mobile phone signal

Sewerage: Connected to the mains sewer network





BELLE VUE RD, ROMFORD, RM5



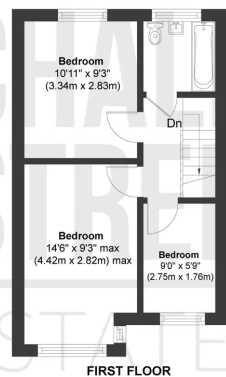
**CHALK
STREET /**
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3 BEDROOM 2 BATHROOM 1 RECEPTION ROOM

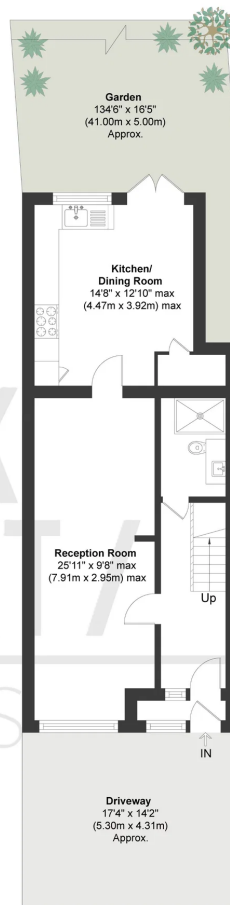
GROUND FLOOR 56.60 SQ.M
609 SQ.FT

FIRST FLOOR 35.35 SQ.M
381 SQ.FT

TOTAL INTERNAL AREA
91.95 SQ.M / 990 SQ.FT
FOR IDENTIFICATION ONLY - NOT TO SCALE



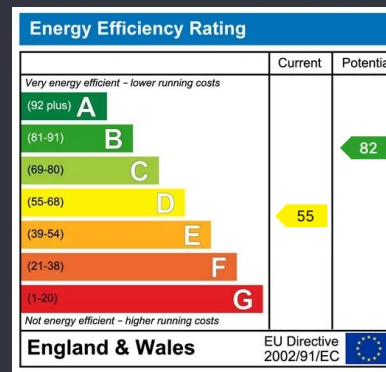
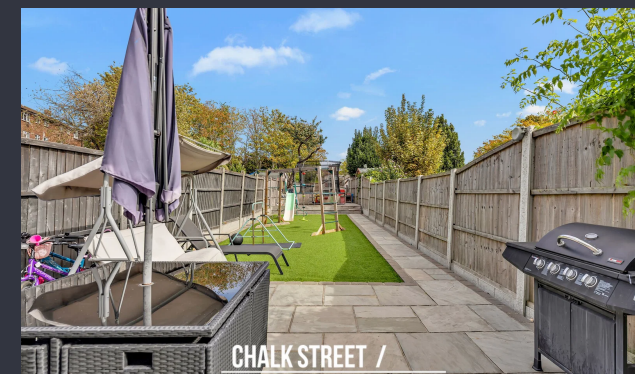
FIRST FLOOR



GROUND FLOOR

THIS FLOOR PLAN HAS BEEN PROFESSIONALLY PREPARED IN ACCORDANCE WITH RICS PROPERTY MEASUREMENT STANDARDS, WHILST 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.

VISUALS BY
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