

Sheringham Avenue Romford, RM7 9BX

Edward Chase estate agents are delighted to present to the residential lettings market this amazing 3 bedrooms semi-detached house located only 0.5m from Romford Station. This family home has been maintained to an immaculate standing throughout and is situated on a residential, quiet road within close proximity to great schools and local amenities. This property has several key features such as a gas central heating combination boiler, double glazed windows, tonnes of natural light which pours into the house from the front and rear window bays. The ground floor has a porch entrance with a large open reception room leading to the rear kitchen and ground floor bathroom. The first floor sits 3 spacious bedrooms with access into the loft space and open corridor. The rear garden is approximately 70ft in length with a mix of concrete slabs and lawn. This property is also equipped with an internal alarm system. We feel based on the proximity to Romford Station & Town this property would be ideal for growing families seeking comfort, size and

- Three Large Bedrooms On First Floor With Access Into Loft For Additional Storage or Future Development (STPP)
- Kitchen Is Spacious With Ample Storage & White Goods, Gas Hobs Are Integrated
- Superb Family Home In Immaculate Condition Throughout and Perfect For Growing Families
- Ground Floor Large Through Lounge With Double Glazed Windows & Combination Boiler
- Ground Floor 3 Suite Bathroom Fully Tiled With Natural Light
- Property Comes With Ample Street Parking With Permit Restrictions To Ensure Residents Have Parking Available

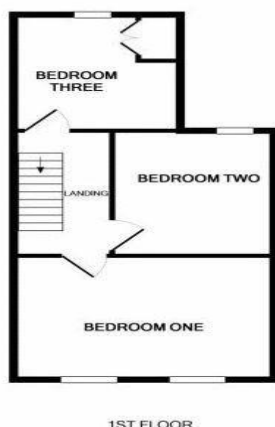
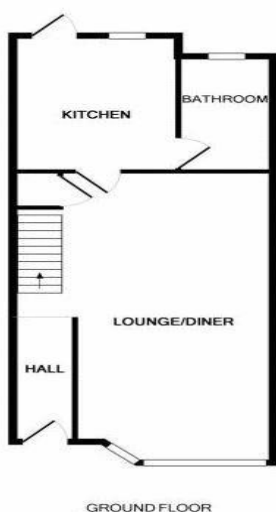
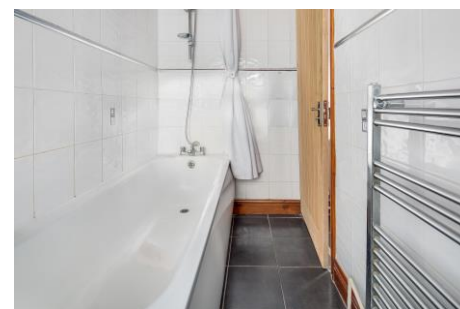
Monthly Rental Of £1,449

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growing families searching comfort, size and convenience. Council Tax Band: C, EPC rating E, London Borough of Havering. For further information please contact Edward Chase today. Lettings Edward Chase estate agents tailor a bespoke, professional, ARLA accredited Lettings & Management service. If you would like a free appraisal to gauge the rental potential of your property or you are considering a buy to let purchase, please feel free to contact Sukhbir Basra, Branch Manager to arrange an appointment. **DISCLAIMER** Edward Chase estate agents are the seller's agent for this property. Your conveyance/surveyor is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.



	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.