

3 Bed Semi-Detached In Palm Road , Romford, RM7 7AR

£449,950





## SHORT DESCRIPTION

Property Ref: 16316 This delightful three-bedroom semi-detached house presents an excellent opportunity for buyers seeking a spacious and adaptable home in a highly desirable location. Offered chain free, the property is ideal for those wishing to move swiftly and make their mark on a well-proportioned space. The layout is thoughtfully arranged to suit both family living and entertaining, with a generous reception area and a separate kitchen that offers scope for modernisation and personalisation. Upstairs, three comfortable bedrooms provide ample space for a growing family or for those looking to create a home office or guest room. The detached garage adds valuable storage or parking options, a rare find in the area. With huge potential for expansion (subject to planning permission), this property invites you to imagine the possibilities, whether that's extending the living space, adding an additional bedroom, or creating an open-plan kitchen and dining area. Great location, stones throw distance from town and ELIZABETH LINE. 2 double bedrooms with 1 smaller bedroom. Drive and garage with ample on street parking. Large living room. Very light house, retains heat, always warm. Private rear garden. Good bus links and ideally situated for access to the Road motorways. Gated side access. Enclosed porch. Entrance Hall with under stair storage cupboard with carpeted floor covering. Through Lounge carpeted with fire surround and gas fire. Stairs & Landing With carpeted floor covering and loft access. Master bedroom with bay window to front and carpeted floor covering. Bedroom two with cylinder cupboard, fitted wardrobes and carpeted floor covering. Third bedroom. Bathroom three piece suite comprising low flush WC, wash hand basin and bath with overhead shower and shower screen, and tiled splash backs. To the front of the property there is a small garden with plants and shrubs. To the rear of the property there is a sizeable garden with great potential to personalise. Property Type: Semi-detached Full selling price: £449950.00 Pricing Options: Offers in the region of Tenure: Freehold Council tax band: C EPC rating: D Measurement: 963 sq.ft. Outside Space: Front Garden, Rear Garden, Enclosed Garden Parking: Garage, Gated, Rear, Permit, Private, Off street, On street Heating Type: Double Glazing, Gas Central Heating, Central Chain Sale or Chain Free: Chain free Possession of the property: Vacant -----

3

Bed Room(s)

1

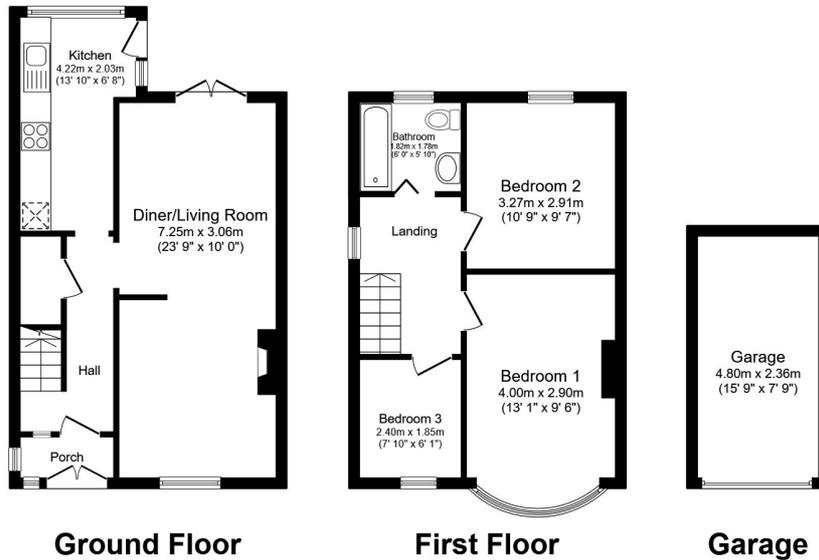
Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 89.5 sq.m. (963 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## EPC GRAPH

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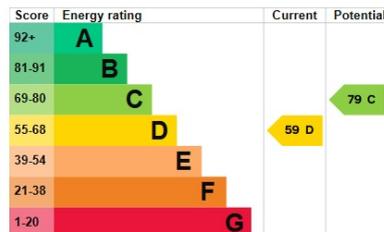
Property type	End-terrace house
Total floor area	71 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is D. It has the potential to be C.  
[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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