



Priestley Gardens, Romford, RM6 4SL

Price Guide £625,000



# Priestley Gardens

Romford, RM6 4SL

- EPC RATING C
- Lounge
- Two bathrooms
- Close to public transport
- Four bedrooms
- Kitchen
- Off street parking

GUIDE PRICE £625,000 to £650,000

Nestled in the desirable area of Priestley Gardens, Romford, this charming house offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families or those seeking extra space. The well-designed layout features a through lounge, providing a welcoming area for relaxation and entertaining guests.

The house boasts two bathrooms, ensuring convenience for all occupants. A loft conversion adds to the living space, offering versatility for use as a study, playroom, or additional bedroom. The property also includes an outbuilding, which can serve as a workshop, storage, or even a home office, catering to various lifestyle needs.

For those with vehicles, the property provides off-street parking for two vehicles, a valuable feature in this bustling area. The combination of these amenities makes this home not only practical but also a delightful place to live.

With its excellent location, this house is well-positioned to take advantage of local amenities, schools, and transport links, making it an attractive option for potential buyers or renters. This property is a wonderful opportunity to secure a family home in a sought-after neighbourhood.



## ENTRANCE

LOUNGE 25'7" x 12'4" (7.81m x 3.78m)

KITCHEN 17'3" x 9'8" (5.26m x 2.97m)

CLOAKROOM 5'4" x 2'9" (1.64m x 0.86m)

## STAIRS TO FIRST FLOOR

BEDROOM ONE 11'6" x 11'5" (3.52m x 3.48m)

BEDROOM TWO 13'8" x 10'11" (4.18m x 3.34m)

BEDROOM THREE 8'1" x 6'10" (2.47m x 2.10m)

BATHROOM 8'3" x 7'3" (2.52m x 2.21m)

## STAIRS TO SECOND FLOOR

BEDROOM FOUR 21'5" x 12'6" (6.53m x 3.82m)

SHOWER ROOM 7'11" x 4'5" (2.42m x 1.36m)

EXTERIOR 40' (12.19m)



OUTBUILDING  
AGENTS NOTE

14'2" x 11'3" (4.34m x 3.45m)

Directions





## Floor Plans



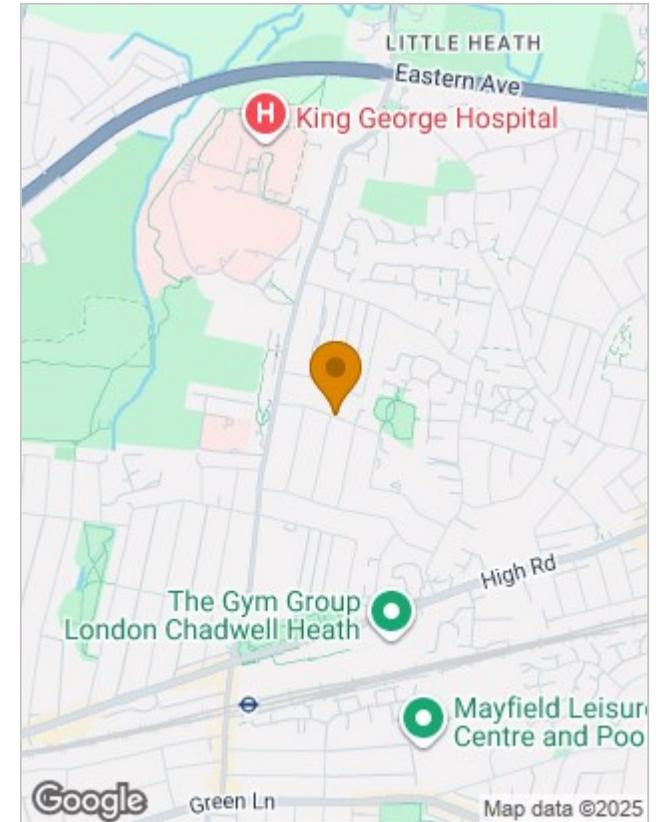
## Viewing

Please contact our Seven Kings Sales Office on 020 8597 7372 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	