

DURDEN & HUNT

INTERNATIONAL



Merlin Road, Romford RM5

£450,000

- Detached Bungalow
- Detached Garage
- Two Bedrooms, One With Fitted Wardrobes
- Driveway
- Large Living And Dining Room
- Family Bathroom
- Good Sized Garden
- Fitted Kitchen
- No Onward Chain

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Merlin Road, Romford RM5

No Onward Chain - Detached Bungalow - Driveway - Good Sized Garden - Detached Garage - Large Living And Dining Room - Fitted Kitchen - Two Bedrooms, One With Fitted Wardrobes - Family Bathroom



Council Tax Band: D



Durden and Hunt welcome to the market this two bedroom detached bungalow in Collier Row, Romford, offered with no onward chain.

Internally the well kept property benefits from a large living and dining room, that opens onto the garden, and an adjoining kitchen which also provides access to the exterior.

Further two bedrooms, one with fitted wardrobes, and a family bathroom, with walk in shower, optimise this home.

Externally the property benefits from a detached garage and a large driveway which provides side access to the good sized rear garden.

Ideally located for local shops, schools, amenities and green spaces, including the expansive Hainault Forest, it has good transport links including the A12, M25 and Romford Station's Overground and Elizabeth Lines being a drive away.

Consumer Protection from Unfair Trading Regulations
2008. Misrepresentations Act 1967. Property Misdescriptions Act 1991.

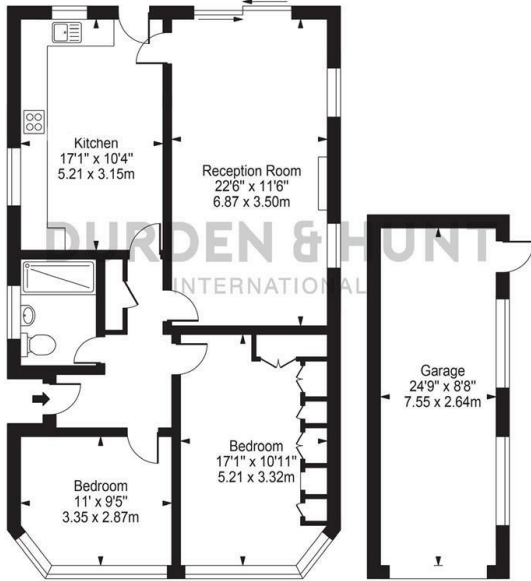
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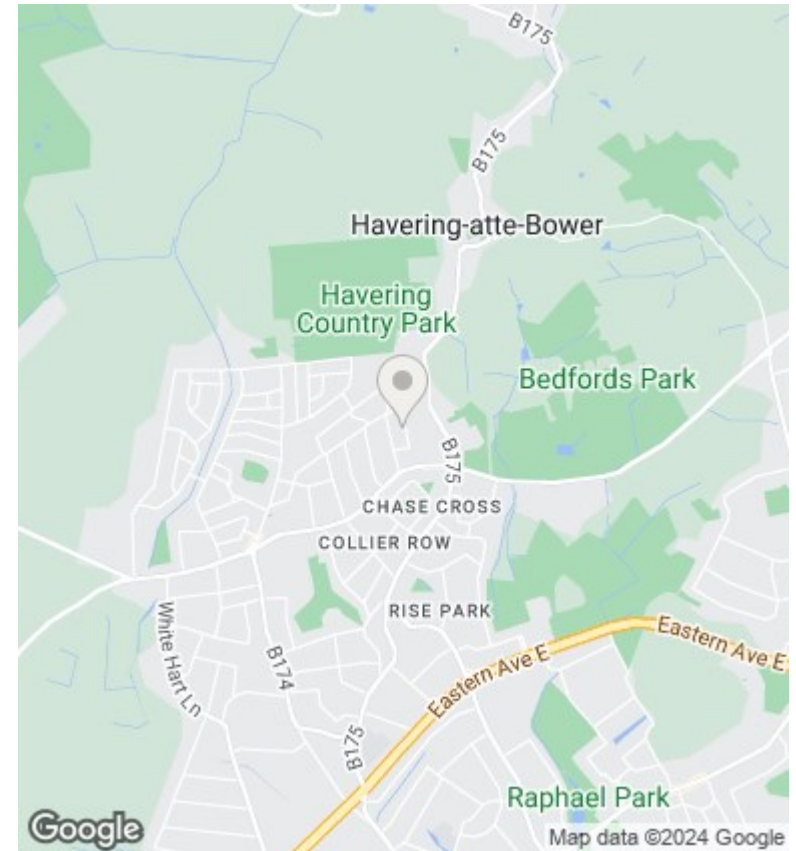


Merlin Road
 Approx. Total Internal Area 1107 Sq Ft - 102.89 Sq M
 (Including Garage)
 Approx. Gross Internal Area Of Garage 215 Sq Ft - 19.93 Sq M



Ground Floor
 For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Viewings

Viewings by arrangement only. Call 01708 202 777 to make an appointment.

Council Tax Band

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	