

Lot 36**32 Langham Drive, Romford, RM6 4TD****6 Week
Completion Available**

All enquiries Ref: James Paterson



- **Freehold two floor bay fronted mid terrace house requiring modernisation**
- **Full vacant possession**

Location:

The property is situated on Langham Drive, between its junctions with Barley Lane and Abercorn Gardens. Public transport links include Chadwell Heath Elizabeth Line Station together with a network of local bus services serving the surrounding vicinity. Road links include the A12 Eastern Avenue and the A406 North Circular Road. Shopping amenities can be found locally within Chadwell Heath and Goodmayes with an extensive range of shops, bars and restaurants being found in Romford Town Centre and Ilford Town Centre. Recreational pursuits can be found locally at the open spaces of St Chad's Park, Goodmayes Park and Valence Park.

Description:

Freehold two floor bay fronted mid terrace house requiring modernisation.

Accommodation:

First floor: Three bedrooms, bathroom/WC
Ground floor: Two reception rooms, kitchen, hall
Outside: Front and rear gardens

EPC rating: E**Council Tax Band:** D**Potential:**

The property may be suitable for loft conversion and rear extension to provide additional accommodation subject to planning permission and consents. Prospective purchasers must rely on their own enquires in this respect.

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

