



Faringdon Avenue, Romford - RM3 8JT

£345,000 Freehold

NO ONWARD CHAIN • TWO GOOD SIZED BEDROOMS • 20 MINUTES WALK TO HAROLD WOOD STATION • SOME UPDATING REQUIRED • CONVENIENTLY LOCATED FOR A12 & M25 • ACCESS TO REAR GARDEN (SHARED)

This two-bedroom mid-terrace home offers a straightforward layout and plenty of potential, with no onward chain. Located within walking distance of Harold Wood Station (Elizabeth Line – approx. 20 minutes on foot), it's ideal if you're looking for a home to update and make your own.

Inside, the ground floor includes a front reception room and a separate kitchen at the rear, both with good natural light. Upstairs you'll find two well-sized bedrooms and a family shower room, along with a loft room providing useful additional space—ideal for storage or a hobby room.

The rear garden measures approximately just under 40' and is accessed via a shared walkway. There's scope to landscape and improve the space to suit your needs.

Faringdon Avenue is well placed for access to the A12 and M25, making road travel straightforward. The area is well-served by several primary and secondary schools, offering ample educational options for young families. Harold Wood station provides fast connections to Central London and Heathrow Airport via the Elizabeth line.

A solid option if you're after a project with good transport links and no chain delays.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



Hallway

Reception Room

13' 5" x 11' 1" (4.09m x 3.39m)

Kitchen

11' 1" x 8' 4" (3.39m x 2.54m)

Landing

Bedroom

18' 4" x 10' 7" (5.60m x 3.22m)

Bedroom

11' 6" x 9' 8" (3.50m x 2.95m)

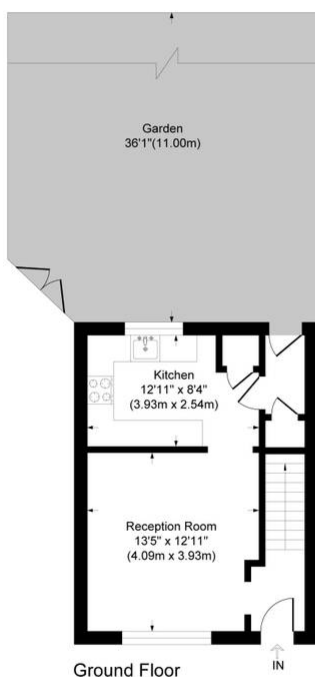
Shower Room

8' 6" x 4' 8" (2.60m x 1.43m)

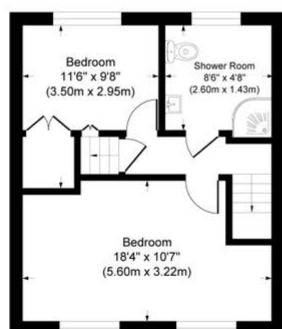
Loft Room

18' 4" x 8' 6" (5.60m x 2.60m)

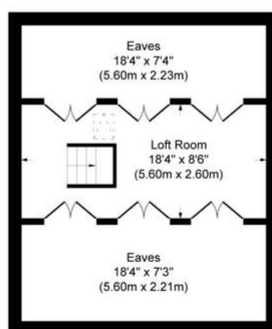




Ground Floor



First Floor



Second Floor



Accord
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Faringdon Avenue

Approximate Gross Internal Area

Ground Floor = 33.7 sq m / 363 sq ft

First Floor = 38.6 sq m / 416 sq ft

Second Floor = 14.5 sq m / 157 sq ft

Total = 86.8 sq m / 936 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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