



Tiverton Grove, Romford - RM3 9UA

£375,000 - £400,000 Freehold

NO ONWARD CHAIN • THREE GOOD SIZED BEDROOMS • GOOD TRANSPORT CONNECTIONS - HAROLD WOOD STATION, A12 & M25 • OPEN PLAN GROUND FLOOR LAYOUT • BEAUTIFUL KITCHEN WITH ISLAND AND GRANITE WORKTOPS • CLOSE TO OPEN PARKLAND OF DAGNAM PARK/THE MANOR

GUIDE PRICE £375,000 - £400,000

This smart three-bedroom terraced home on Tiverton Grove features a modern open-plan layout, a stylish kitchen with granite worktops and island, and a rear garden with gated access. With no onward chain and parking for two cars, it's well-suited to first-time buyers or young families ready to move in.

The ground floor offers a bright, open-plan reception space leading into a well-fitted kitchen with generous storage, integrated appliances, and French doors opening onto the garden. Upstairs, you'll find three proper bedrooms and a spacious, modern family bathroom.

The garden extends over 13 metres and includes a patio, lawn, and gated rear access via a shared alleyway. The front drive comfortably fits two vehicles.

You're well connected - Harold Wood Station (Elizabeth Line) is just over a mile away, and both the A12 and M25 are easily accessible. The area is popular for its green spaces: Central Park offers a kids' playground and leisure centre, while Dagnam Park is ideal for longer walks or spotting the local fallow deer.

Nearby schools include Drapers' Maylands and Pyrgo Park (Primary), and Drapers' Academy (Secondary), all within a mile.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Entrance Porch

Kitchen/Reception Room
21' 0" x 16' 3" (6.40m x 4.96m)

Landing

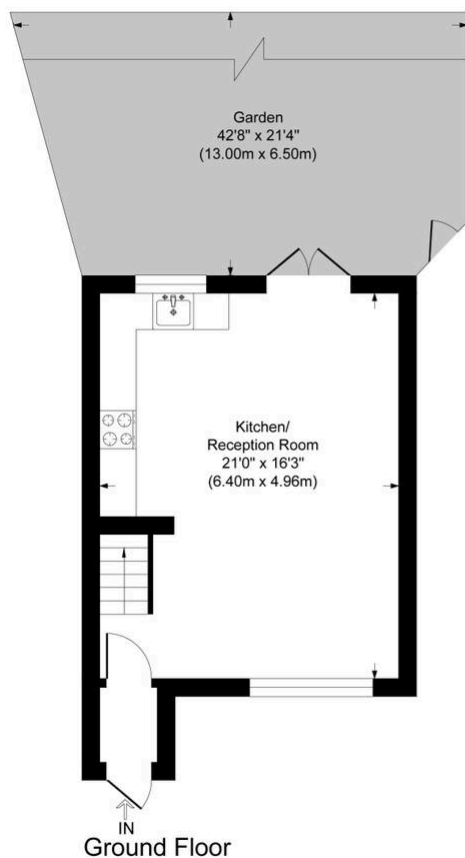
Bedroom
12' 2" x 10' 2" (3.70m x 3.10m)

Bedroom
10' 3" x 9' 1" (3.13m x 2.77m)

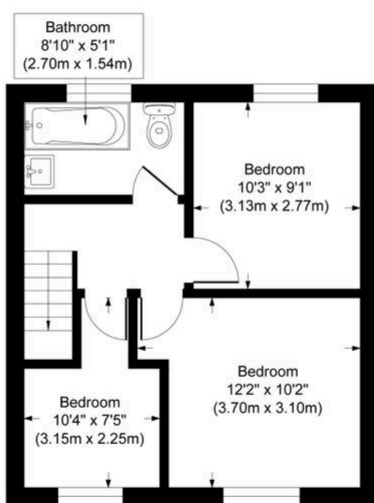
Bedroom
10' 4" x 7' 5" (3.15m x 2.25m)

Bathroom
8' 10" x 5' 1" (2.70m x 1.54m)





Ground Floor



First Floor

Accord
Sales & Lettings

Tiverton Grove

Approximate Gross Internal Area

Ground Floor = 33.0 sq m / 355 sq ft

First Floor = 35.7 sq m / 384 sq ft

Total = 68.7 sq m / 739 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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