# Dunton Road
# Romford
# Essex
# RM1 4AD

£2,200 Monthly











- Large Open Plan Living Room
- Kitchen with Appliances Included
- Wood Floors to Ground Floor
- Carpets to First Floor
- 3 Bedrooms
- En Suite Shower Room WC
- Family Shower Room WC
- Large Private Rear Garden
- Off Street Parking
- Great Location

**Ref: PRA10687**

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Viewing Instructions: Strictly By Appointment Only

## General Description

3 BED 2 BATH FAMILY HOUSE ideally located with just a 14 minute walk to Romford station, shopping centre and leisure facilities. Great Value for money CALL NOW

## Accommodation

### Entrance Porch

### Open Plan Living Room (21' 5" x 15' 2") or (6.52m x 4.63m)

### Kitchen (9' 9" x 8' 6") or (2.96m x 2.59m)

### Ground Floor Shower WC

### Landing

### Bedroom 1 (12' 2" x 10' 2") or (3.71m x 3.09m)

### En-Suite Shower Room WC

### Bedroom 2 (11' 1" x 9' 3") or (3.38m x 2.83m)

### Bedroom 3 (7' 11" x 5' 8") or (2.42m x 1.72m)

### Private Rear Garden

### Off Road Parking

## Services

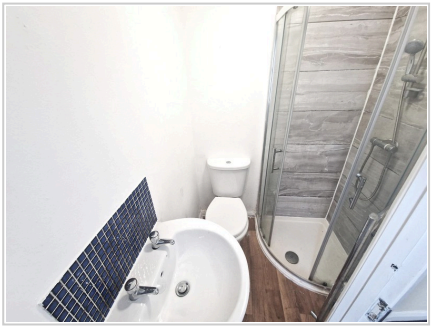
EPC Rating:59

## Council Tax

Band Not Specified










*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*