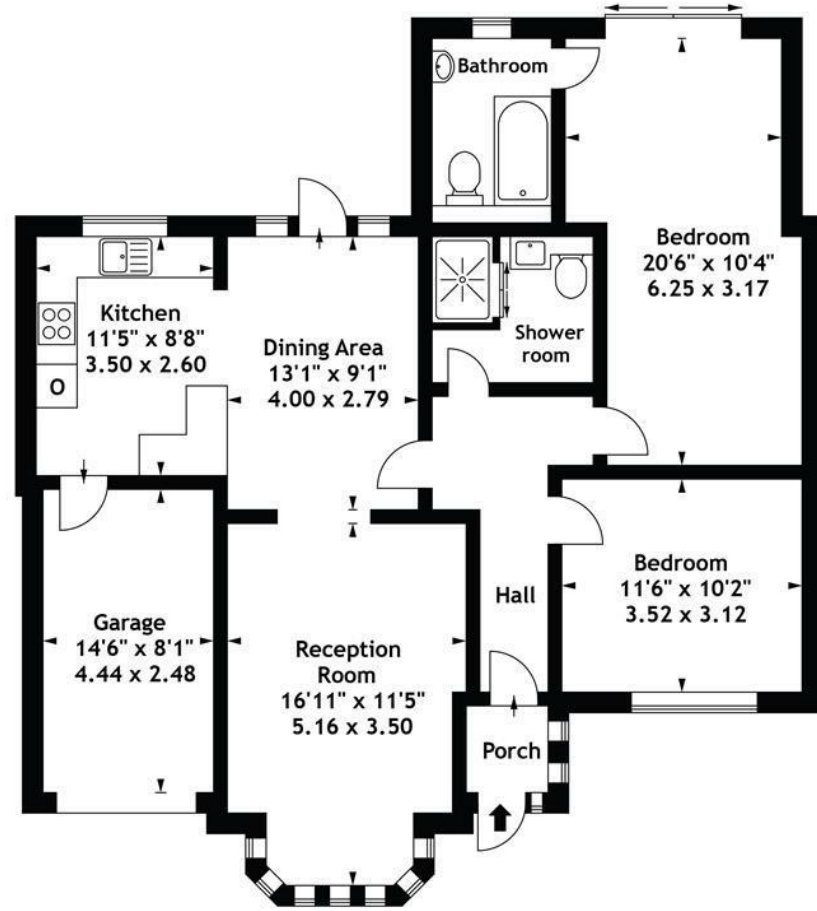


FLOOR PLAN
Approximate Gross Internal Area
1113 sq.Ft - 103.44 sq M



Ground Floor

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. The plan is for illustrative purpose only and should only be used for this purpose as a visual aid. Decorative finishes, fixtures, fittings and furnishings may not represent the current state of the property or proposed addition. Not to scale. Not to be used for local authority applications.

ASHTON
Est. 1902

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Tolworth Gardens, Chadwell Heath, RM6 5TH Offers In Excess Of £450,000

A beautifully presented EXTENDED TWO BEDROOM SEMI-DETACHED BUNGALOW with attached garage with potential to extend further, subject to the usual permissions. Located in this extremely sought after bungalow turning, which is well situated for all amenities. The property has been tastefully modernised and the accommodation comprises of entrance porch, hallway, lounge, dining room and fitted kitchen. Contemporary shower room and en-suite bathroom to bedroom one. Externally the property boasts a low maintenance landscaped rear garden approx 51 x 37ft, off street parking and attached garage to the front. Call now to arrange your viewing.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC
	84
	62

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



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The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.

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GROUND FLOOR

Entrance

Via double glazed porch to hallway.

Hallway

Loft access. Access to lounge, dining room, bedroom one, bedroom two and shower room. Radiator. Laminate wood effect flooring.

Lounge

17'7 x 11'5

Double glazed bay window to front. Coving to ceiling. Archway giving access to dining room. Radiator. Laminate wood effect flooring.

Dining Room

13'1 x 9'2

Double glazed leaded light door to rear giving access to rear garden with side lights either side. Cupboard housing valiant combination boiler. Access to fitted kitchen. Radiator. Laminate wood effect flooring.

Fitted Kitchen

11'5 x 8'6

Double glazed leaded light window to rear. Shaker style kitchen comprising of fitted wall and base units. Stainless steel round sink bowl. Double electric oven. Electric hob. Extractor hood. Plumbing for washing machine. Integrated fridge. Integrated freezer. Breakfast bar. Worksurfaces with tiled splash back walls. Tiled flooring. Access to garage.

Bedroom One

21' x 10'2 narrowing to 9'4

Double glazed sliding patio door to rear giving access to rear garden. Access to en-suite bathroom. Coving to ceiling. Radiator. Laminate wood effect flooring.

En-Suite Bathroom

9'4 x 5'8

Double glazed obscure leaded light window to rear. Extractor fan. Ceiling spotlights. Square panel bath. Pedestal wash hand basin. Low flush wc. Tiled splash back walls. Tiled flooring. Extractor fan.

Shower Room

7'4 x 6'11

Extractor fan. Ceiling spotlights. Spacious shower cubicle. Oversized shower head. Shower attachment. Vanity unit comprising of wash hand basin with storage drawer below. Low flush wc. Tall cupboard. Tiled walls. Tiled flooring. Chrome radiator towel rail.

Bedroom Two

11'6 x 10'2

Double glazed window to front. Radiator. Laminate wood effect flooring.

EXTERIOR

Rear Garden

Low maintenance landscaped rear garden. Approximately 51 x 37ft. Mainly laid with paving slabs. Flower and shrub borders. Outside tap.

Front Garden

Crazy paving. Bound by a wall and metal gates.

Attached Garage

Approximately 14'8 x 8'11. Accessed via own driveway with up and over door, power and light, access to kitchen with off street parking in front.

