

## Squirrels Heath Road, Romford RM3 0NS



Guide Price £500,000-£550,000

Situated in this sought after location, within a short walk of Harold Wood railway station, is this stunning, three bedroom semi-detached family home benefiting from having open plan ground floor living accommodation with modern fitted kitchen, spacious lounge/diner, ground floor cloakroom/wc, four piece first floor family bathroom, approx. 85ft rear garden and own driveway providing off-street parking for two vehicles. Viewing highly advised.

EPC Rating: tbc.

Our Ref 17792



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Entrance via double glazed entrance door to

### ENTRANCE HALL

Stairs to first floor accommodation. Wood effect flooring. Feature vertical radiator.

### GROUND FLOOR CLOAKROOM/WC

Obscure double glazed window to the side aspect. Low level WC. Inset wash hand basin with floating vanity unit below. Double storage cupboard. Part tiled walls.



### LOUNGE/DINER 26' 1" x 12' 8" (7.95m x 3.86m)

Double glazed bay window to the front aspect. Double glazed patio doors to the rear aspect. Wood effect flooring. Coving to plastered ceiling. Inset spot lights. Feature vertical radiator. Open plan to



### KITCHEN 12' 7" x 8' 11" (3.84m x 2.72m)

Obscure double glazed window to the side aspect. Double glazed door providing access to rear garden. Range of modern fitted white gloss base and eye level units. Wood effect work surfaces. Inset one and half Ceramic sink drainer unit and stainless steel Flexi tap. Tiled splash backs. Built-in oven. Gas hob. Concealed extractor hood. Integrated dishwasher. Integrated washer/dryer. Integrated fridge/freezer. Breakfast bar over-hang with space for two stools. Wood effect flooring. Plastered ceiling. Inset spot lights.



### LEAN-TO 8' 5" x 8' 1" (2.57m x 2.46m)

Windows to all aspects. French doors providing access to rear garden.

### FIRST FLOOR ACCOMMODATION

#### LANDING

Double glazed window to the side aspect.

### BEDROOM ONE 12' 6" x 12' (3.81m x 3.66m)

Double glazed window to the rear aspect. Built-in mirror fronted sliding door wardrobes. Coving to plastered ceiling. Inset spot lights. Radiator.



## **BEDROOM TWO 12' 6" x 10' 11" (3.81m x 3.33m)**

Double glazed window to the front aspect. Coving to plastered ceiling. Inset spot lights. Radiator.



## **BEDROOM THREE 6' 11" x 6' 9" (2.11m x 2.06m)**

Double glazed window to the front aspect. Built-in mirror fronted sliding door wardrobes to one wall. Coving to plastered ceiling. Radiator.



## **FAMILY BATHROOM**

Obscure double glazed window to the rear aspect. Low level WC. Inset wash hand basin with vanity storage below. Large corner shower enclosure with Rainfall shower head and sliding shower doors. Panelled bath with chrome taps and hand-held shower attachment. Wood effect flooring. Tiled walls. Plastered ceiling. Inset spot lights. Chrome heated towel rail.



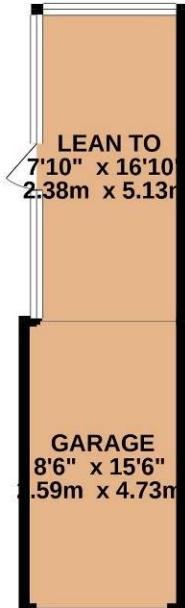
## **EXTERIOR**

The **REAR GARDEN** measures approximately **85' (25.91m)** and commences with patio providing space for seating. Laid lawn with stepping stones leading to rear. Established flower beds. Recently laid patio to the rear providing additional seating area. Additional **LEAN-TO 16' 10" x 7' 10" (5.13m x 2.39m)** with windows to side, personal door to rear garden and door into **GARAGE 15' 6" x 8' 6" (4.72m x 2.59m)** with up and over door. Gate to side providing access to the front.

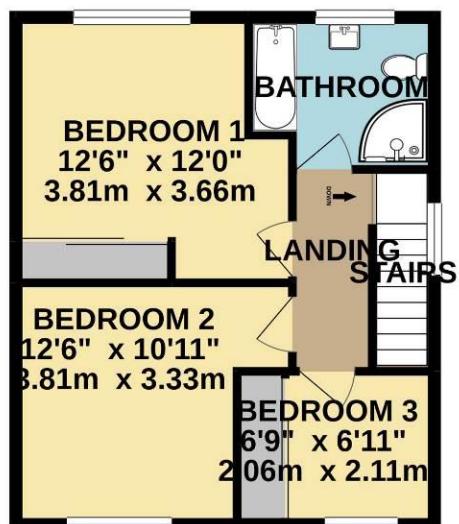
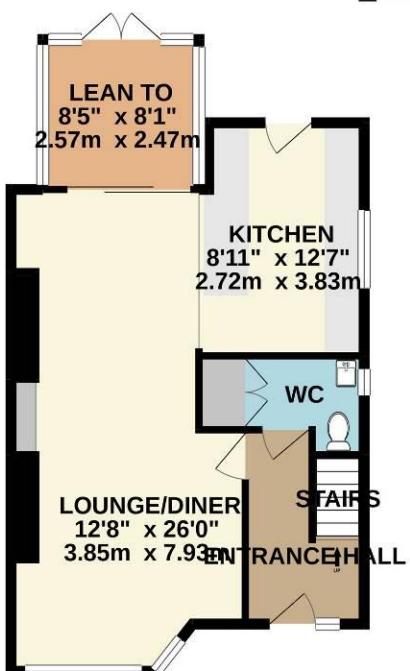


The **FRONT** has own block paved driveway providing off-street parking for two vehicles with shared drive to side.

GROUND FLOOR  
832 sq.ft. (77.3 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 1265 sq.ft. (117.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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