

## Property Description

Built in 2015 and LOCATED WITHIN NOAK HILL is an IMPRESSIVE and SPACIOUS THREE BEDROOM SEMI DETACHED HOME with OFF STREET PARKING FOR 2 CARS. The LOCATION IS EXCELLENT with GOOD ROAD LINKS TO THE A127, A12 and M25 plus there are BUS LINKS TO ROMFORD STATION VIA NOAK HILL ROAD. Call KEYSTONES TODAY!!

The property enters into a spacious hallway with stairs immediately to the first floor. To your right you will find the modern 9ft kitchen with fitted appliances which faces the front of the property. Next you will find the ground floor shower room with stylish tiling and to the rear is the 16ft x 14 ft living room which has access to and overlooks the rear garden plus there is a door to a large storage cupboard. The first floor offers a landing with a door to another spacious storage cupboard and access to the loft. There are then three bedrooms which are all of a good size plus the main family bathroom. Externally there is a driveway to the side of the house which is 36ft in length and at the rear there is a lockable gate into the rear garden. The garden has had a major overhaul with artificial grass, a covered patio & decking area plus a raised pond - it's stunning!

Entrance Hallway

Ground Floor Shower Room

Kitchen - 9'5 x 9'2

Living Room - 16'8 x 14'6

First Floor landing

Bedroom 1 - 15'8 x 9'2

Bedroom 2 - 12'2 x 9'2 (Plus Fitted Wardrobes)

Bedroom 3 - 10'3 x 8'11 Max

Bathroom

Rear Garden - 27'6 x 19'5

Off Street Parking - 36' in length (Approx)

Keystones property also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call the Lettings Branch Manager on the number shown above.

**Disclaimer:** Information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents.

All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.



"Our Service is Key"

3 Bedroom  
Semi-Detached House  
Asking Price Of £450,000  
Brick Kiln Road, Noak Hill, Romford, RM3 7GH



