



Jasmine Road, Rush Green, Romford, Essex

Guide Price: £425,000 - £475,000

Freehold

Jasmine Road, Rush Green, Romford, Essex

Property Details:

We are delighted to bring to the market this lovely family home in the popular area of Rush Green. Located in Jasmine Road, the property offers 3 bedrooms with the master bedroom having its own en-suite shower room. A modern family bathroom. On the ground floor you have the entrance hall leading to the lovely lounge, a separate dining room, fully fitted modern kitchen with integrated appliances AND a conservatory. Add to this the attached garage with parking and you have got a really good size family home. Presented in good order throughout the property is ready to move in and live, or rent depending on your requirements. The rear garden is a nice manageable size and has a lovely patio area and large lawn with border gardens and a small pond. There is also a shed which is included. The local area has everything you could possibly want to including schools, shops and transport links to Romford for its market and shopping centre and the station with trains into London. This property will definitely appeal to a variety of buyers including those looking for their first home, up-sizers, down-sizers and investors. Viewing by appointment only. The vendors have found a chain free property to purchase so no big onward chain! This is one not to miss!

Ground Floor:

Hallway: 6'11" x 5'0". Double glazed window and UPVC glazed door to front. Stairs to first floor. Door to lounge. Wood flooring. Radiator.

Lounge: 15'8" x 12'11"

Double glazed window to front. Wood flooring. Radiator. Texture ceiling with coving. Dado rail. Modern décor. Door to Dining Room

Dining Room: 11'6" x 8'5"

Double glazed patio doors to rear. Wood flooring. Texture ceiling with coving. Dado Rail. Radiator. Modern décor.

Kitchen: 11'5" x 7'5"

Double glazed window and door to conservatory. A range of wall and base units with plenty of storage. Integrated electric oven and gas hob with extractor over. Sink with drainer. Integrated dishwasher and fridge/freezer. Washing machine to remain. Tile to splash back. Boiler housing. Tiled floor. Texture ceiling. Modern décor.

Conservatory: 7'11" x 6'5"

Double glazed windows to 3 sides and French doors to rear garden.

First Floor:

Landing: 10'5" x 6'5".

Access to first floor accommodation and airing cupboard. Fitted Carpet. Dado rail. Modern décor.

Bedroom 1: 12'6" x 9'5"

Double glazed window to rear aspect. Fitted wardrobes to one wall. Texture ceiling with coving. Radiator. Fitted carpet. Texture ceiling with coving. Modern décor. Door to En-suite.

En-suite: 8'5" x 2'5"

Cubicle shower. Low level W,C, and hand basin, Tiled to shower cubicle and splash back. Tile floor. Texture ceiling. Extractor fan. Radiator. Neutral décor.

Bedroom 2: 12'0" x 9'5"

Double glazed window to front aspect. Fitted wardrobes. Fitted carpet. Texture ceiling with coving. Radiator. Modern décor.

Bedroom 3: 10'3" x 7'5"

Double glazed window to rear aspect. Fitted carpet. Texture ceiling with coving. Loft hatch. Radiator. Neutral décor.

Bathroom: 6'5" x 6'1"

Double glazed frosted window to side aspect. Panel bath with shower / mixer taps. Hand basin. Tiled to 2 walls. Vinyl floor. Texture ceiling. Radiator.

Garage: 18'1" x 9'2"

Up and over garage door to front. Part glazed door to rear garden. Power and light.

Outside:

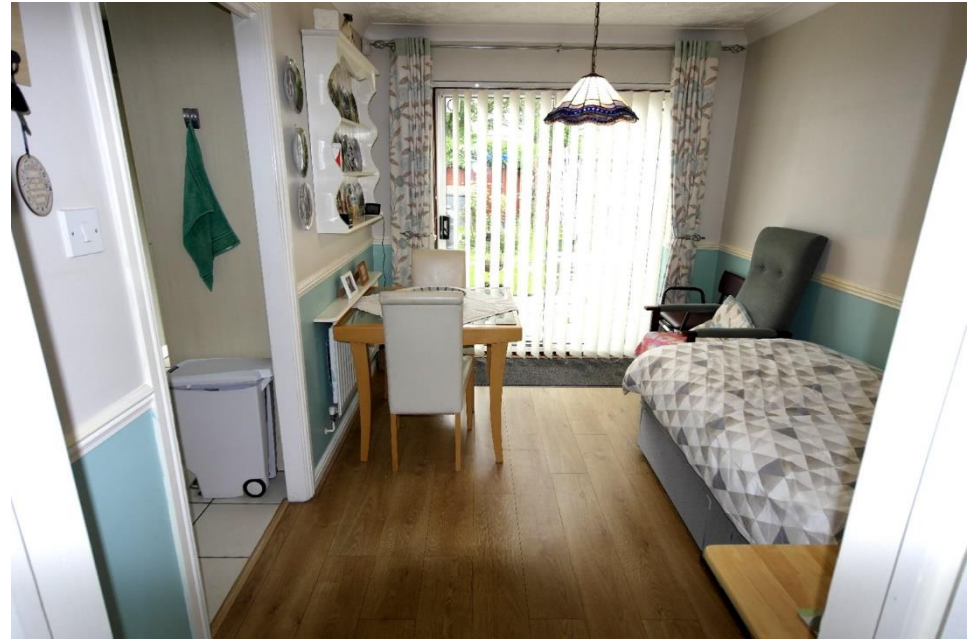
Rear Garden 40' x 25'.

Established rear garden. Commencing with patio area the rest mainly laid to lawn with border gardens and mature plants and shrubs. Small pond. Shed to remain. Outside water tap. Door to garage.

To Front of property:

Front garden with borders and plants and drive way with parking in front of garage.

Council Tax Band: D EPC Rating: C
Local Council: London Borough of Barking & Dagenham
Approximate gross internal area 81m² – 926 sq ft.



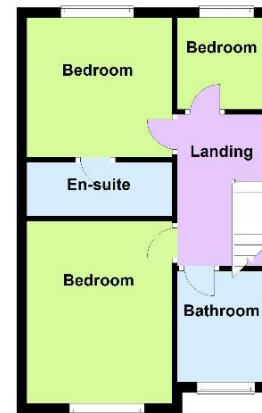


- 3 Bedrooms
- Master bedroom En-Suite
- First floor family Bathroom
- Lounge
- Fitted Kitchen
- Dining Room
- Conservatory
- 40' Rear Garden
- Gas Central Heating .
- Double Glazing
- Good order throughout
- Garage & Parking

Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.