



A P

ASHTON & PERKINS

POPLAR STREET, ROMFORD

ASKING PRICE OF £550,000





We are delighted to offer this refurbished 3 bedroom family home positioned in a quiet turning within walking distance of Romford town centre and train station.

Offering very good size rooms, triple glazed windows, new

front door, new thermal rendering, new central heating and boiler, fully redecorated and lots more, It must be viewed.

Off street parking for one car and shared access driveway to side leading to garden and large garage.

New composite front door leads into a light and spacious hallway with new wood flooring complete with insulation beneath.

Living room; 4.1 m x 4 m

Internal glazed door leads from hallway into the very good size living room and triple glazed bay window to front providing lots of natural light. The room itself has been redecorated with neutral decor, new wood flooring, feature fireplace, ceiling fan light and radiator

Kitchen / Diner; 6m x 3.6m

Having been opened up incorporating kitchen and rear reception room to create a large kitchen / diner and family



space, this room is perfect for entertaining and daily family life. New sink and worktops as well as flooring and redecoration provide a neutral base and easy access into the garden via 2 upvc double glazed doors. Completed by spot light fittings, additional built in storage either side of chimney breast, ample wall and base units, gas cooker with extractor over, radiator and gas fire.

New carpet to wooden staircase leads to the landing and access to all rooms and boarded loftspace.

Bedroom 1; 4.1m x 3.6m

A large master bedroom with triple glazed bay window to front. New carpet flooring, fresh decoration and insulation, radiator, spot light fitting

Bedroom 2; 3.5m x 3.4m

Another good size double bedroom with double glazed window overlooking rear garden. Built in wardrobes, new carpet flooring, insulation, spot light fittings and radiator

Bedroom 3; 2.2m x 2.2m

A fair size single bedroom currently set up and fully equipped to accommodate home office. Triple glazed windows, radiator, ceiling lighting

Bathroom;

A refurbished bathroom with 3 piece suite consisting of P Shaped bath with shower over and glass shower screen, low level w/c and wash hand basin set in vanity unit. 2 double glazed windows to rear, humidity extractor, cupboard housing new combination boiler, radiator, ceiling lighting, vinyl flooring.

Garden; South facing Approx 60ft to garage.

Low maintenance garden commencing with small patio area then shingle, lawn and pathway leading to large garage at rear. Hard stand with summer house, concrete post and wooden fence panels line the garden.

Garage; 6.7m x 6.5m

A large double garage positioned to the rear of the garden with up and over garage door plus single wooden glazed door to side.

Currently set up as workshop and with electric supply, the garage could easily be converted into a home office / gym or games room.

With so much improvement made by the current owners and being extremely well insulated to help with rising bills, don't miss your chance to view!!





EPC - tbc
Council tax band - C



%epcGraph_c_1_304%