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ASHTON & PERKINS

VALENTINES WAY, ROMFORD

ASKING PRICE OF £425,000





We are delighted to offer this 3 bedroom extended terrace family home in a sought after / quiet turning just a short walk from Eastbrookend nature reserve and country park. Offering a large L shaped kitchen / diner, through lounge and good size bedrooms, its not to be missed, call today to book your viewing.

Driveway for 2 vehicles leads to UPVC front door and into;

Redecorated hallway with new carpets and access to living room and kitchen / diner.

Living room; 8m x 3.2m

A large through lounge with brick feature fireplace and bay window to front, ample space for living and dining furniture. Carpeted flooring, textured walls and ceiling, radiator, ceiling lighting and internal french doors through to dining area.

Kitchen / Diner; L shaped 6.1m deep x 5.1m across rear. Incorporating the extension of the property the kitchen diner offers ample space for wall and base units plus white goods, whilst also offering a good size dining area. The potential to develop the space into a large family room or create a ground floor w/c is there, proving the ground





floor to be a very versatile space.

Newly carpeted stairs leads to first floor landing and loft access.

Bedroom 1; 4.2m x 3.1m

Very good size double bedroom with double glazed bay window to front. A built in wardrobe unit provide ample storage, plus carpeted flooring, radiator, ceiling lighting

Bedroom 2; 3.3m x 3.1m

Another good size double bedroom overlooking the rear garden with built in wardrobe space, carpeted flooring, ceiling lighting and radiator



Bedroom 3; 2.3m x 1.9m

A single bedroom positioned at the front of the house and offering built in shelving, carpeted floor, radiator, ceiling lighting

Bathroom;

Modern bathroom consisting of quadrant shower enclosure with mains shower, wash hand basin set in vanity unit, low level wc, ceiling lighting, carpeted flooring, obscured double glazed window to rear.

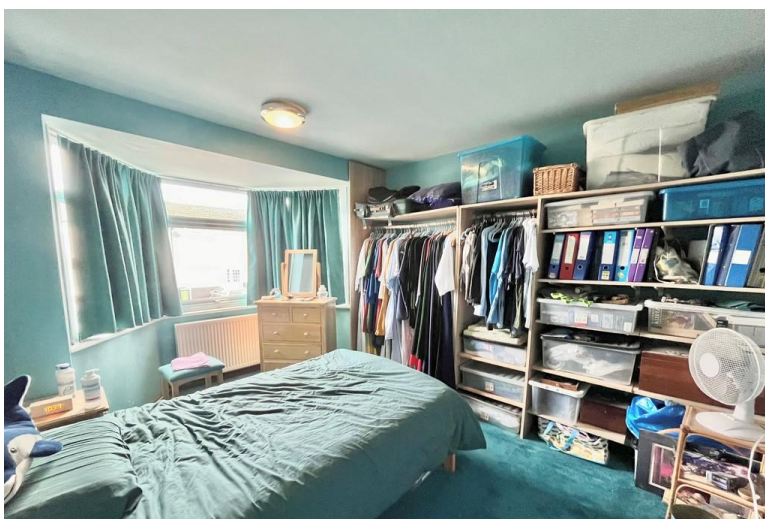
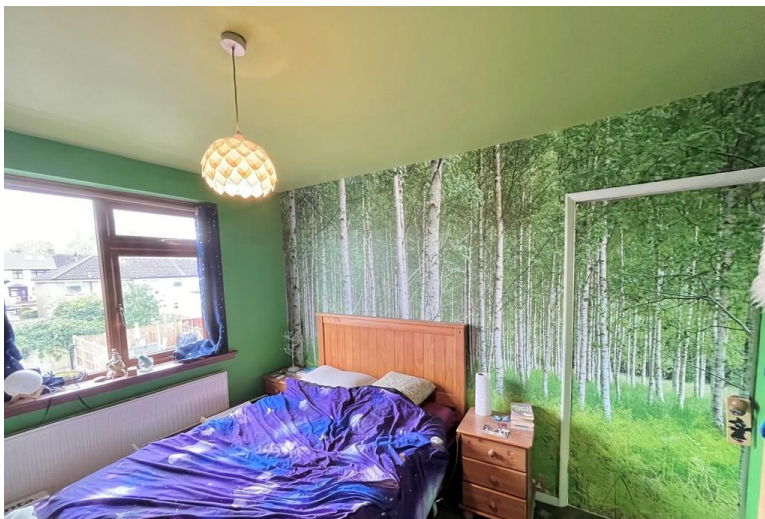
Loft space - Boarded loft with ample space for storage. Lighting and combination boiler.

Garden;

Approx 55ft long and paved with wood panelled fence to either side, outdoor electric sockets and water tap.

Council tax band - C

EPC - D





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