



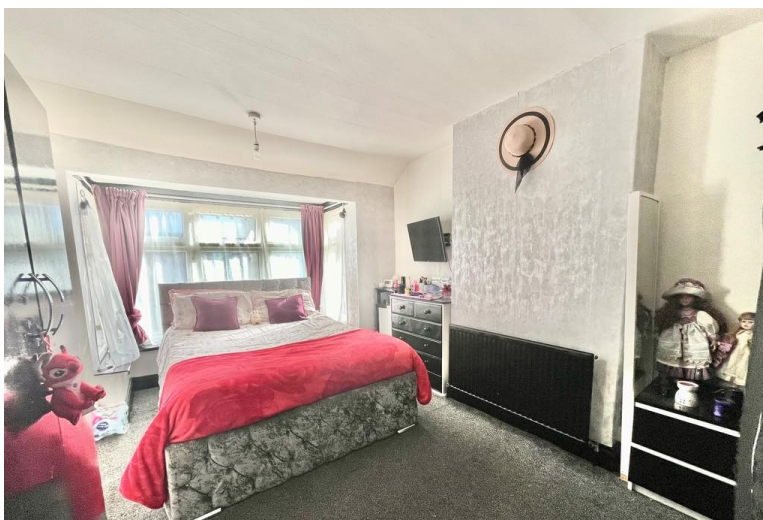
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ASHTON & PERKINS

MARLBOROUGH ROAD, ROMFORD

£450,000





We are proud to offer this chain free family house with so much potential in a sought after location. Benefitting from a large rear garden, options to extend (sttp), 2 reception rooms, close to transport links into Romford and London and lots more. Call now to arrange your viewing.

Small front garden and pathway leads to open porch and front door into.....

Hallway

Modern decor with grey laminate flooring and dark woodwork. Access to all ground floor rooms, ceiling lighting, radiator

Living room; 4.4m x 3.5m

A good size front living room with modern decor, large bay window to front, laminate flooring, modern decor, ceiling lighting, radiator, feature fire place.

Dining room; 3.6m x 3.1m

Rear reception room with sliding patio doors leading out to the garden. Modern decor, grey laminate flooring, ceiling lighting, radiator

Kitchen; 2.7m x 1.9m

Galley kitchen with double glazed window overlooking



rear garden. Wall and base units with rolltop worksurface and stainless steel sink inset. electric oven and hob with extractor over, space for washing machine and undercounter fridge freezer, radiator, ceiling lighting, laminate flooring.

Carpeted stairs leads to landing and loft access.

Bedroom 1; 4.5m x 3.2m

Very good size master bedroom with bay window to front. Carpeted flooring, radiator, ceiling lighting, ample space for bedroom furniture.



Bedroom 2; 3.6m x 3.1m

Located at the rear of the property overlooking the garden, bedroom 2 offers built in wardrobe to one wall with carpeted flooring, ceiling lighting, loft access, radiator

Bedroom 3; 1.8m x 1.4m

Single bedroom located at the front of the property with built in wardrobe and units. Radiator, window blind, ceiling light



Garden; Approx 80ft

Exiting through the rear reception room the garden commences with crazy paving perfect for summer BBQ's. The remainder is laid to lawn with fence to either side and shed to rear.

Council tax - D

EPC - D





Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms etc. are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only.

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