ASHTON & PERKINS

GROSVENOR ROAD, ROMFORD

ASKING PRICE OF £499,995

A beautifully extended 3 bedroom family home with potential to extend further. Located within walking distance of Romford train station this property offers so much. 3 double bedrooms, large kitchen / diner plus utility, large through lounge, underfloor heating, solar panels, garage and more!! Call now to view

Block paved driveway leads into a small porch via UPVC door and then second front door into.....

Lounge / diner; 7.4m x 4.4m
A large through lounge / diner offers ample space for furniture with a feature fireplace and electric fire inset. A double glazed bay window to front provides lots of natural light into a neutrally decorated room with feature paper, coved ceiling with lighting, carpeted flooring continues up a wooden staircase to first floor landing. Opening through to.....

Kitchen; 6.5m x 4m
A lovely large kitchen incorporating a utility room is the heart of this home. Offering wall and base units with rolltop worksurface, double sink with chrome mixer taps, splash back tiling, large rangemaster cooker with extractor over, breakfast bar, integrated dishwasher, underfloor heating, spot light fittings to ceiling, tiled flooring,

window and french doors out to the garden. The utility section of the kitchen offers additional kitchen units with worksurface and space / plumbing for washing machine and dryer.

Bathroom;
A lovely modern bathroom with fully tiled walls and flooring, underfloor heating, large oval bath, wash hand basin and w/c set in large vanity unit, obscured double glazed window, chrome heated towel rail, ceiling lighting and extractor fan

Landing;
Carpeted flooring, access to each bedroom, loft access via loft ladder. Loft insulated and boarded with controls / equipment related to solar panels.

Bedroom 1; 4.4m x 3.7m
A large double bedroom spanning the width of the property and with 2 double glazed windows, providing ample natural light. Laminate flooring, neutral decor, radiator with cover, space for multiple wardrobes and dresser.

Bedroom 2; 3.7m x 2.7m
Positioned in the middle of the property with a double glazed window overlooking the rear garden, bedroom 2 is currently being used as an office space, however with capacity for acting as a double bedroom with ample space for bed and furniture. Laminate flooring, radiator, ceiling lighting and neutral decor

Bedroom 3; 3.7m x 2.1m
Located at the rear of the property, bedroom 3 is also a double bedroom with space for a double bed and wardrobe. Laminate flooring, radiator, ceiling lighting and double glazed window.

Garage; 5.2m x 2.1m
Integral garage accessed via a roller shutter to front or internal door at the rear into the kitchen. Electric supply and lighting.

Garden; Approx 45ft
Exiting from the kitchen via french doors, the garden offers a block paved patio ideal for summer bbq's and entertaining. Brick boarders with established plants leads through to a lawn area and then further established shrubs and plants to rear with shed.

EPC - C
Council tax band - C

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.