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ASHTON & PERKINS

NORWOOD AVENUE, ROMFORD

ASKING PRICE OF £475,000





Owned by the same family since built! We are delighted to offer this extended family home with beautiful long rear garden in a sought after turning. Since being built in the 1930's the property has been owned by the same family and lovingly cared for and maintained. Already extended to the ground floor and offering good size bedrooms and lots more it must be viewed.

Off street parking to front leads to a small glazed porch and through upvc door to.....

Hallway;

A good size light hallway provides access to ground floor rooms and carpeted stairs to first floor

Dining room; 4.4m into bay x 3.8m

Located at the front of the property and benefitting from large double glazed bay window, the dining room offers carpeted flooring, high ceiling with rose and cornice, neutral decoration, radiator, chimney breast, curtains to window.

Living room; 7m x 3.3m max

The rear reception room which incorporates part of the ground floor extension offers ample space for lounge furniture whilst also benefitting from carpeted floors,



neutral decoration, radiator, chimney breast with electric fire and mantle surrounding, double glazed window overlooking rear garden.

Kitchen; 5.7m x 2.8m max

A good size kitchen with ample wall and base units, stainless steel sink, mid level double oven, 5 burner gas hob with extractor over, space for large fridge freezer and washing machine. Vinyl flooring, splash back tiling, ceiling lighting and door leading to garden

1st floor

Master bedroom; 4.4m into bay x 3.4m

Large bay window to front of the property offers lots of natural light into a neutrally decorated master bedroom, with built in wardrobes, carpeted flooring, radiators, ceiling lighting and coving.

Bedroom 2; 3.7m x 3.6m

Overlooking the lovely rear garden bedroom 2 is a good size double which benefits from built in wardrobes either side of the chimney breast, carpeted flooring, ceiling lighting, radiator

Bedroom 3; 3.1m x 2.2m

A very good size single bedroom with space saving sliding door. Carpeted flooring, radiator, ceiling lighting

Bathroom;

Fully tiled walls and vinyl flooring with 3 piece bathroom suite consisting of enclosed shower cubicle with electric shower, wash hand basin and low level wc set in vanity unit, double glazed window, ceiling lighting, chrome heated towel rail.

Garden approx 100ft

A lovely long established garden commences with patio and space for garden furniture. Remainder of the garden is laid to lawn with established shrubs and trees to side. Half way down the garden a brick shed with own electric supply offers ample storage / use to convert into workshop, with wooden shed beside. Continuing further down the garden a greenhouse and further storage unit complete a beautiful outside space to be enjoyed.

Council tax band - D

EPC - ordered





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