



A P

ASHTON & PERKINS

MARLBOROUGH ROAD, ROMFORD

ASKING PRICE OF £550,000





We are delighted to offer this 3 double bedroom detached house set in a quiet cul-de-sac location close to fields in the north of Romford. Benefitting from lovely features including large open brick fireplace, wood flooring, large kitchen with range cooker, bathroom with underfloor heating and much much more.

Located off Mawney Road, Marlborough road is close to great transport links into London via A12 and a short bus journey into Romford train station. Local amenities a short walk away and close schools include Crownfield and Mawney Foundation, perfectly placed for young / growing families.

Front driveway with space for one car and shared driveway to side leads down to a detached garage situated at the end of the garden.

Front door positioned at the side of the property leads into a small porch area then into.....

Lounge / Diner; 8.5m x 3.9m

A lovely large family living room with feature spiral staircase in the middle and large brick open chimney breast. Neutral decor, wood flooring, ceiling lighting, radiators



Kitchen; 3.5m x 3m

Good size kitchen with Large range cooker and wall / base units with rolltop worksurface. Stainless steel double sink, splash back tiling, ample space for dishwasher / washing machine and large fridge freezer, laminate flooring, neutral decor, spot light fittings and window to side. Small corridor with cupboard housing combi boiler leads to.....

Bathroom; 3m x 1.7m

Fully tiled walls and flooring, 3 piece suite consisting of corner shower with chrome mains controls, wash hand basin set in vanity unit and w/c. Chrome heating towel rail, spot light fittings, window to rear.



Bedroom 1; 4m x 3.2m

Overlooking the front of the property, bedroom 1 offers built in storage space, fitted wardrobe, carpeted flooring, neutral decor with feature paper, spot light fittings to coved ceiling and radiator.

Bedroom 2; 3.7m x 2.6m

Positioned in the middle of the property, bedroom 2 offers carpeted flooring, neutral decor, radiator, window to side and ceiling lighting



Bedroom 3; 3.3m x 3m

To the rear of the property over looking the garden, bedroom 3 provides carpeted flooring, neutral decor, ceiling lighting, radiator and built in storage cupboard.

Garage; 5m x 4m

Up and over door to rear with single door access from the garden

Garden approx x 40ft

Fully paved with side gate access and outside tap.

EPC - D

Council tax band - D





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