



A P

ASHTON & PERKINS

60 MANOR ROAD

£2,300 PCM





Chain free! We are proud to offer this extended 5 bedroom, 3 reception room semi detached family home in one of Romford's most sought after turnings. Complete with cinema room, custom made kitchen, separate dining room and large outside entertaining space. Call now to arrange a viewing.

ENTRANCE HALL UPVC glazed door, wood flooring, dado rail, ceiling light, wood panelled staircase with storage under

RECEPTION ROOM 1 17'0 into bay x 10'5 (5.2m x 3.2m) – Panelled glazed internal door leads to reception room with double glazed bay window to front. Chimney breast with gas fire and mahogany surround with mirror inset, radiator, wood flooring.

RECEPTION ROOM 2 13'5 x 10'8 (4.1m x 3.3m) - Panelled glazed internal door leads to reception room with radiator, wood flooring, double glazed patio doors to rear

CINEMA ROOM / RECEPTION ROOM 3 18'8 x 7'7 (5.7m x 2.3m) - Panelled glazed internal door leads to reception room with double glazed window to front, radiator, wood flooring, built in storage units.



KITCHEN 15'3 x 12'8 (4.7m x 3.9m) - Custom made and providing a range of wall and base cupboards with rolltop work surfaces and inset single drainer sink unit, electric hob and oven and matching extractor canopy hood, breakfast bar, integrated dishwasher, wood flooring, part tiled walls, space for large American fridge freezer. Opening with 2 steps leads down into;

DINING ROOM 28'5 x 7'8 (8.7m x 2.4m) – Wood flooring, pitched roof with 3 velux windows. Storage cupboard with sliding doors houses space for washing machine and dryer. UPVC double glazed window to rear and UPVC patio doors leads to garden.



W/C – Fully tiled with matching wall and floor tiles. Matching low level wc and wash hand basin set in vanity unit, heated towel rail. Wall mounted mirror. Obscured UPVC double glazed window to side

LANDING - Carpeted stairs leads to landing with wooden staircase to loft room/ 4th bedroom.

MASTER BEDROOM - 17' into bay x 10'5 (5.2m x 3.2m) - Panelled internal door leads to bedroom with double glazed bay window to front, radiator, fitted carpet, fitted wardrobes, internal panelled door leads to;



ENSUITE – Fully tiled with 3 piece suite consisting of double shower unit with rainforest head, low level w/c, vanity unit with wash hand basin, heated chrome towel rail, obscured double glazed small bay window.

BEDROOM 2 - 11'10 x 7'5 (3.6m x 2.3m) - Internal wood panelled door leads to bedroom with double glazed window to front, built in storage, laminate flooring, radiator, ceiling lighting

BEDROOM 3 - 13'2 x 11' (4m x 3.3m) – Internal wood panelled door leads to bedroom with double glazed window to rear, built in wardrobes with sliding doors, coving, radiator, fitted carpets



BEDROOM 4 - 8'2 x 7'3 (2.5m x 2.2m) – Internal wood panelled door leads to single bedroom with double glazed window to rear, laminate flooring, built in storage, radiator, neutral décor and ceiling lighting

FAMILY BATHROOM – Large family bathroom with obscured double glazed window to rear provides a matching suite comprising of large P shaped bath with separate rainforest shower over, low level wc and large vanity unit with wash hand basin and mirror / lighting



inset, part tiled walls and tiled flooring.

CARPETED WOODEN STAIRCASE LEADS TO;

BEDROOM 5 - 17'8 x 12'7 (5.4m x 3.9m) – Internal wood panelled door leads to bedroom with carpet flooring, radiator, fully fitted built in wardrobes to 2 walls. UPVC dormer window to rear, velux window to front aspect, additional storage space within eaves of roof.

REAR GARDEN - Approx 150 / 175ft South West facing - Exiting through reception room 2 you can relax on a large decked area with ample space for large table and chairs, outside security light and storage unit. Stepping down to a paved patio area with space for bbq and seating. Patio doors lead back into the main dwelling via dining room.

A dwarf brick wall with plants inset, leads down to the remainder of garden laid to lawn and paved pathway. Established trees / shrubs and plants provides a picturesque setting.

FRONT ASPECT – Off street parking for 2 small cars

EPC - D
Council tax band E



%epcGraph_c_1_304%