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**ASHTON & PERKINS**

WILLOW STREET, ROMFORD

ASKING PRICE OF £425,000





We are delighted to offer this CHAIN FREE 3 bedroom family home located within walking distance of Romford town centre and train station. Offering 100ft rear garden and lots of potential for extending (stpp). The property has been well maintained and offers good size bedrooms, large living room and much more  
 Located just off Mawney Road which links Romford to the A12 and into Central London or the M25, the new owners would benefit from permit parking and side access. A small paved front garden with boundary wall leads to a UPVC front and integral porch. The home then commences with.....

Lounge / diner; 7.8m x 3.9m

A large living / dining room perfect for hosting and accommodating living and dining furniture. Carpeted flooring, ornate ceiling rose, neutral decor, carpeted stairs to first floor, door leading to rear garden.

Kitchen; 2.4m x 2.2m

Located off the living room, the kitchen comes complete with partially tiled walls and a combination of both wall and base units plus rolltop worksurface and sink in set. Electric oven and gas hob, double glazed window to side, ceiling lighting, vinyl floor covering and access to garden





A small utility area separates the kitchen from;

**Bathroom;**

A good size bathroom with full tiled walls, 3 piece suite consisting of panelled bath with mains powered shower over and matching wash hand basin and w/c. Double glazed window to side, ceiling lighting, vinyl flooring

Carpeted stairs leads to first floor

**Bedroom 1; 3.8m x 3.4m**

Spanning the full width of the property and located at the front, bedroom 1 offers ample space for bed and furnishings, two double glazed windows provide maximum natural light. Carpeted flooring, radiator, ceiling lighting



**Bedroom 2; 3.3m x 2.3m**

Double bedroom current used as dressing room overlooks the rear garden and offers double glazed window, carpeted flooring, radiator, ceiling lighting.

**Bedroom 3; 2.5m x 2.2m**

Located at the rear of the property with views over the rear garden, bedroom 3 offers carpeted flooring, wall lighting, radiator, neutral decor



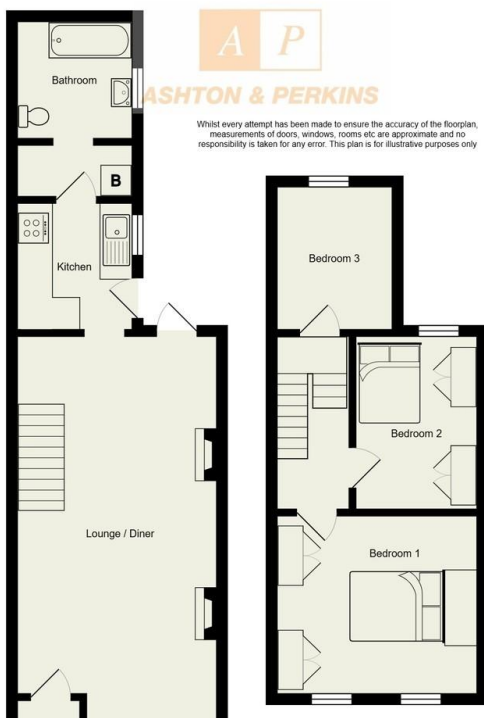
**Garden; approx 100ft**

A lovely long rear garden and patio area which offers buyers the potential to extend (stpp). Mainly laid to lawn with a brick built shed towards the rear.

**Council tax band C**

**EPC - ordered**





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