



**ASHTON & PERKINS**

HAVERING ROAD, ROMFORD

OFFERS IN EXCESS OF £675,000







We are delighted to bring this fantastic 5 bedroom family home to the market. Having been extended by the current owners, the property boasts a beautiful large kitchen / family room with bi-folding doors to an unoverlooked rear garden. Further benefits including large utility room, 4 piece bathroom suite, good size bedrooms, ground floor w/c and a patio / entertaining space perfect for those summer BBQ's all within walking distance of Romford town centre and train station!. You don't want to miss this one, so call now to arrange your viewing.

Paved driveway with space for 3 cars leads to garage access and composite front door into.....



Hallway;

A large, bright and spacious hallway greets you as you enter the property with amico flooring, vertical radiator, natural wood doors and staircase. Access to garage and utility rooms, living room, w/c and kitchen family room.

Living room; 4m x 3.6m

Located at the front of the property, the living room benefits from wooden shutters to the large bay window, offering both privacy and natural light. Carpeted flooring, 2 x vertical radiators, neutral decor, ceiling lighting with coving.





W/C;

Located under the stairs the cloakroom has been cleverly designed to provide maximum space and offer a low level w/c with matching corner wash hand basin set in a vanity unit. Tiled flooring, spot light and neutral decor.

**Kitchen Family Room; 7.5m x 5.7m**

Undoubtedly the heart of the home! The extended large kitchen / family room provides different zones for kitchen, dining and living furniture whilst keeping under one roof. The continuation of Amtico flooring from the hallway ensures a natural flow through the ground floor and with a large skylight and bi-folding doors to garden the room benefits from lots of natural light.

A modern fully fitted kitchen with wall and base units supporting quartz worktop offers induction hob, down flow extractor, integrated appliances, 3 mid level ovens and large island, all of which will have you being the envy of everyone who enters!!

**Utility room; 3.9m x 2.4m**

Located off the kitchen, the large utility room offers wall and base units plus rolltop worksurface with sink and mixer tap inset. Space and plumbing for washing machine, tiled flooring, spot light fitting, radiator and access to garage and garden.



Accessed via the hallway and through utility room, the garage is currently divided into 3 rooms. Each ideally to be used for storage / workshop / gym etc

Carpeted stairs leads to first floor landing with access to boarded and insulated loft

**Bedroom 1; 3.5m x 3.5m**

Master bedroom located at the front of the property offers a large bay window providing natural light with fitted shutters. Fitted corner wardrobes, ample space for furnishings, vertical radiator, carpeted flooring, ceiling with lighting and coving.



**Bedroom 2; 3.6m x 3.5**

Overlooking the rear garden, bedroom 2 also benefits from built in wardrobes, laminate flooring, neutral decor, radiator, ceiling lighting and coving

**Bedroom 3; 4.2m x 2.2m**

Forming part of the first floor extension over the utility room, bedroom 3 is another double bedroom overlooking the rear garden and offers carpeted flooring, neutral decor, radiator, ample space for bedroom furnishings, spot light





fittings.

Bedroom 4; 3.1m x 2.2m

Another double bedroom located at the front of the property over the garage, comes complete with shutters to window, neutral decor, laminate flooring, ceiling lighting and radiator.

Bedroom 5; 2.7m x 2.4m

The smallest of the bedrooms but still able to fit a double bed or used as a large single bedroom. Currently used as an office with sofa bed. Laminate flooring, feature wallpaper, ceiling lighting, vertical radiator and ceiling lighting.



Bathroom;

Beautiful modern and large family bathroom with 4 piece suite, consisting of walk in rainforest shower, large corner bath, low level w/c and wash hand basin set in floating vanity unit. Chrome heated towel rail, spot light fittings, double glazed window, tiled floor and part tiled walls.

Garden approx 60ft

Exiting the property via large bi-folding doors in the kitchen family room, or via the utility room, the garden offers a beautiful tiled patio area perfect for entertaining with flower beds to side. Feather edge fencing panels line the garden with paved path to side and remainder laid to lawn with established tree to rear. Backing onto school fields ensure the property is not overlooked.



EPC - ordered

Council tax band E

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