

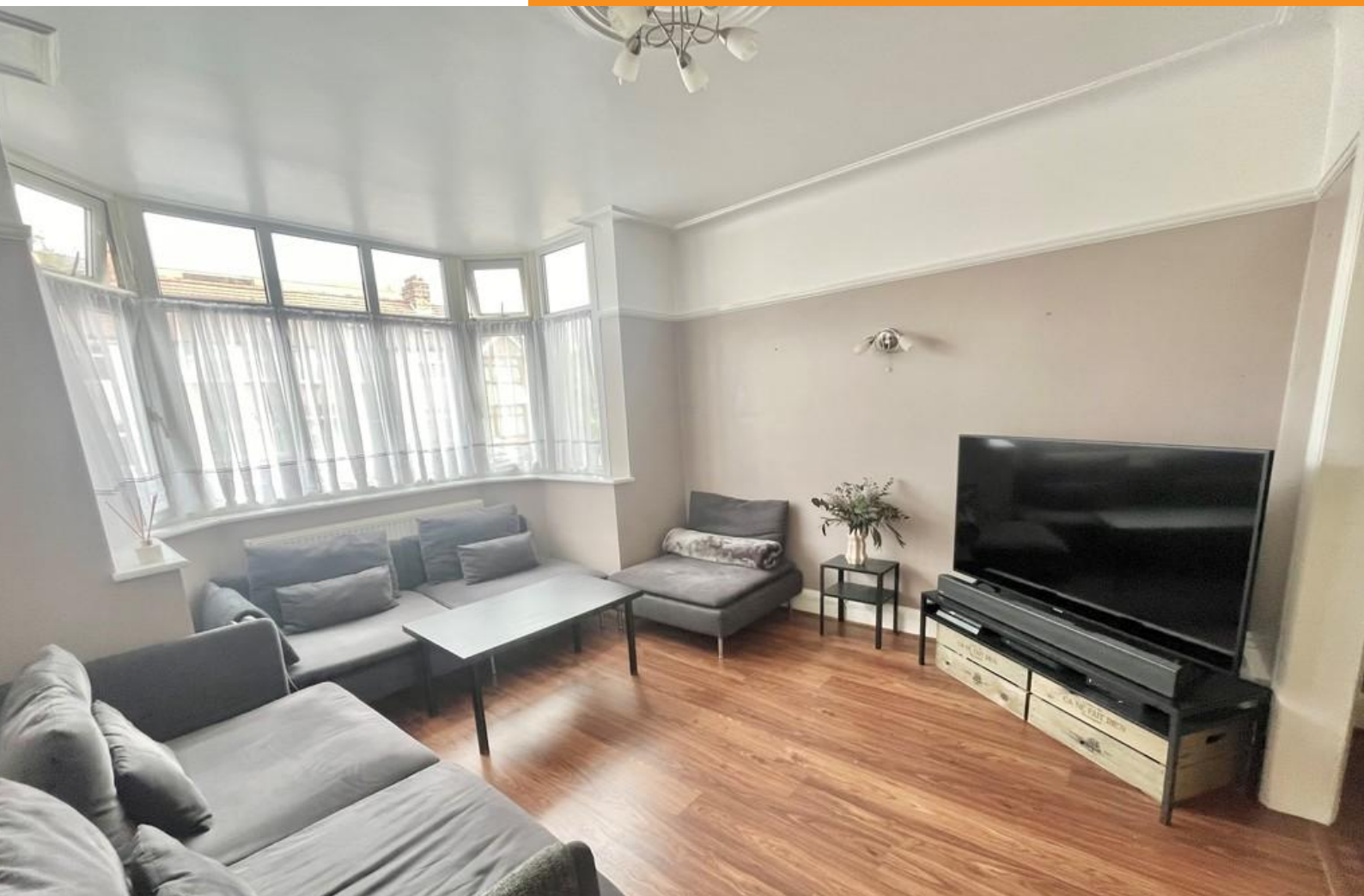


A P

ASHTON & PERKINS

ROMFORD

ASKING PRICE OF £525,000





Chain free!! We are delighted to offer this large 3 double bedroom plus study, family home located in the perfect position for both Queens hospital and Romford train station / town centre. Offering 3 double bedrooms, 2 bathrooms, study, large conservatory and much more it must be viewed.

A paved driveway big enough for 2 vehicles leads to UPVC front door and into;

Hallway; A bright entrance hall with laminate flooring provides access to first floor via wooden carpeted stairs with storage under. Modern décor with doors leading to both living and dining rooms.

Living room; 4.2m x 3.5m (13'9 x 11'6)

A light and spacious living room situated at the front of the property with bay window, modern décor, laminate flooring, radiator, wall lighting, opening leading to;

Dining room; 3.8m x 3.2m (12'6 x 10'6)

A continuation of laminate flooring and modern décor opens into a dining room positioned perfectly in the centre of the house providing access to living room, kitchen and conservatory. 2 x radiators, ceiling rose with lighting, patio doors leading into conservatory, arch opening



leading to;

Kitchen 3m x 2m (9'11 x 6'7)

A good size kitchen with ample wall and base units plus worktop space. Stainless steel double sink with chrome mixer taps, gas hob, electric oven and extractor fan above. Integrated fridge freezer and dishwasher, splash back tiling, laminate flooring, ceiling lighting and coving.

Conservatory 5.2m x 2.8m (17'1 x 9'2)

Spanning the width of the property and offering the perfect entertaining space with access out to the patio area of the garden. Currently offering base units with worktop over and plumbing for washing machine the conservatory also benefits from vinyl flooring, radiator and wall lighting.

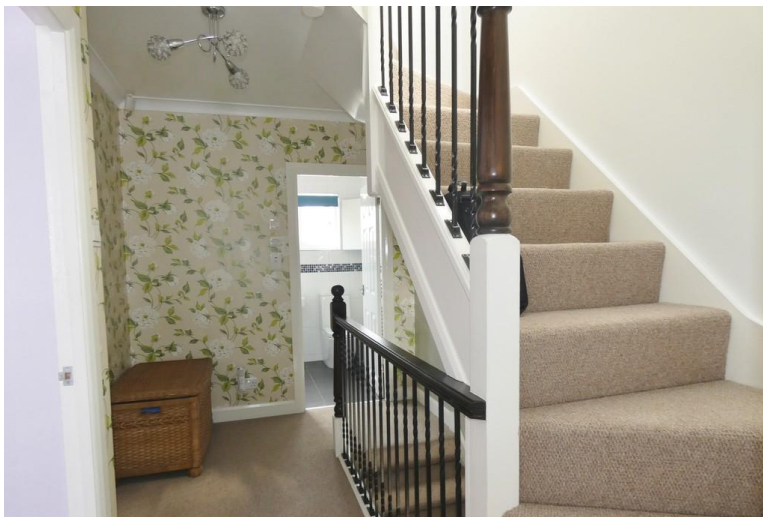
Landing;

Carpeted stairs lead up to a large first floor landing with feature wallpaper and access via second carpeted staircase to landing area with velux window and the converted loft with master bedroom plus shower room.



Bedroom 1; 4.2m x 2.8m (13'9 x 9.2)

Located in the converted loft and benefitting from a dormer window to the rear providing good size head room, the master bedroom offers fitted full length wardrobes plus half height wardrobes, radiator, upvc window to rear and velux window to front, spot lighting to ceiling, eves storage and carpeted flooring.



Shower room;

Also located in the loft conversion, the shower room has been designed perfectly to offer a corner shower enclosure with electric shower, w/c, wash hand basin, heated chrome towel rail, mirrored medicine cabinet, fully tiled walls and flooring with obscured double glazed upvc window to rear.

Bedroom 2; 4.3m x 3.4m (14'1 x 11'2)

Located on the first floor and offering a double glazed upvc bay window to front, the second bedroom benefits from ample light and space for bedroom and study furniture. Carpeted flooring, coved ceiling, radiator and ceiling fan light



Bedroom 3; 3.8m x 3.1m (12'6 x 10'2)

Situated at the rear of the property with upvc double glazed window over looking rear garden this good size double bedroom offers carpeted flooring, neutrally decorated, coved ceiling with lighting and boiler cupboard housing boiler.



Study; 1.9m x 1.5m (6'3 x 4'11)

Originally the 3rd bedroom, the study offers a double glazed oriel window, carpeted flooring, space for office furniture, radiator and ceiling with coving / lighting.

Family bathroom;

A good size family bathroom with fully tiled walls with border tile. 3 piece bathroom suite consisting of panelled bath with electric shower over and shower screen, low level w/c, wash hand basin, 2 obscured double glazed windows to rear, tiled flooring, chrome towel rail, ceiling lighting and window blinds



Outside;

Exiting via the conservatory you step out to a good size patio area perfect for entertaining, ample space for garden furniture and BBQ. A paved pathway leads down the side of the lawn and to a double garage with rear vehicle access via up and over garage door.

Garage; 5.5m x 5m (18' x 16'5)

Access from the garden and also from rear access road, the garage benefits from double glazed window, up and over garage door plus parking in front.

Access to the rear of the property and to an additional parking space in front of the garage is provided via Hornford Way.

Council tax band - D

EPC - C

Broadband Availability

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	9 Mbps		
0.9 Mbps			Good

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