



**Carter Drive, Collier Row, Romford
Semi Detached 3 Bedroom House**

Price : Offers In Excess of £450,000

Freehold

Carter Drive, Collier Row, Romford – Spacious 3 Bedroom Semi Detached Family Home

Property Details:

A spacious 3 bedroom family home situated on a large corner plot with huge potential to extend STPP. Internally, the property comprises two reception rooms, kitchen and benefits from a downstairs WC / cloak room. To the first floor there is a landing, two double bedrooms with fitted wardrobes, a third single bedroom and a large bathroom with a modern 4-piece suite. Externally, the property benefits from a large garden to the front and rear, double garage and a second driveway with gated entrance.

The house is in need of updating but has the potential to expand to add value and make into a large family home and will appeal to a variety of buyers including those looking for a project or something with potential to expand.

Located on a popular road in Collier Row, close to amenities including good schools, shops and transport links. The property is being sold as seen with NO ONWARD CHAIN. Viewing by appointment only..

Ground Floor:

Hallway: 13'1" x 5'5" – With double glazed leaded window to side and front elevations, stairs to first floor and under-stair storage cupboard..

Lounge / Reception 1: 14'5" x 11'6" - A good sized room with double glazed leaded bay style window to front, wood flooring, and painted plaster ceiling with coving.

Dining Room / Reception 2: 18'0" x 10'11" - Second reception room with wood flooring, painted plaster ceiling with coving, a glazed door through to the kitchen and a double glazed leaded French door to side aspect providing access to patio and garden..

Kitchen / Breakfast Room: 17'2" x 10'2" – With a range of wall and base units, including integrated double oven/grill, gas hob with extractor over, 1 ½ bowl sink with mixer tap and drainer, breakfast bar and tiled splash-backs. There is space for fridge and freezer, washing machine and dishwasher. With tiled flooring and a painted plaster ceiling which is need of repair.

Inner Lobby: 3'7" x 2'6" – Bi-fold door to ground floor W.C and door providing access to rear garden..

Ground Floor W.C. : 4'8" x 2'6" – With low level W.C, tiled floor, double glazed frosted lead style window to side aspect and Combi boiler.

First Floor

First Floor Landing: 6'8" x 6'7" - With access to all first floor accommodation, fitted carpet, painted plaster ceiling with coving and spotlights and double glazed leaded style window to side aspect.

Bedroom 1: 13'7" x 10'6" - A carpeted double bedroom with fitted wardrobes, double glazed leaded style window to front elevation, radiator. painted plaster ceiling with coving and spotlights.

Bedroom 2: 11'0" x 10'5". Second double bedroom with double glazed leaded style window to front elevation, radiator. painted plaster ceiling with coving and spotlights.

Bedroom 3: 9'11" x 6'9". A single bedroom with fitted carpets, double glazed leaded style window to front elevation, painted plaster ceiling with coving and spotlights.

Bathroom: 17'4" x 7'4" - A good sized family bathroom with 4 piece suite including roll top bath with mixer tap and shower over, a separate walk in shower cubicle, low level W.C and wash hand basin. With tiled floor, 2 x radiators and large storage cupboard.

Outside:

Rear Garden: Rear Garden mostly laid to lawn with border gardens and established trees, plants and shrubs. Patio and access to the garage and 2nd driveway..

Garage: 26'4" x 14'7" – Brick built double garage with up and over doors.

To Front of property: To Front of property: Part paved to front with parking area and lawned area, small border garden with established shrubs and trees. Walled across the front with double gates to the main driveway. Side entrance gate to rear garden.

Council Tax Band: D - Local Council: Havering.
Approximate gross internal area 102.m2 – 1097 sqft
EPC: E

This is a good size family home on a large corner plot. Excellent access to road links M25 / A12 / A127. Close to schools, shops, travel links and amenities.

Huge opportunity to expand the property if more space is needed (STPP).

This property is CHAIN FREE.

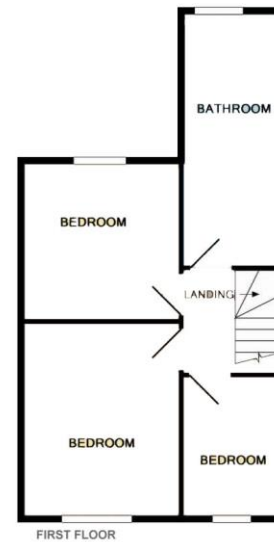
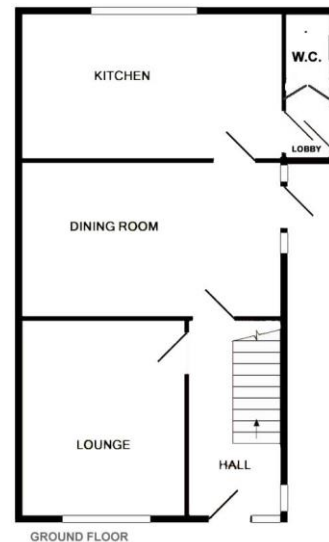
CHAIN FREE PROPERTY



CHAIN FREE PROPERTY



- 3 Bedrooms
- Large 4 Piece Bathroom
- 2 Reception Rooms
- Kitchen / Breakfast Room
- Ground Floor W.C.
- Gas Central Heating
- Leaded Style Double glazing
- Off Street Parking on Drive
- Double Garage & Second Drive
- Corner Plot with potential to expand (STPP)
- CHAIN FREE



For illustration purposes only. Not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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Disclaimer
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

CHAIN FREE PROPERTY