



5
Mon - Fri
Midnight - 7 am
8 pm - Midnight
Sat & Sun
At any time

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Kingston Hill Avenue, Marks Gate

RM6 5QJ

CURTIS O'BOYLE

Sales & Lettings



Kingston Hill Avenue, Marks Gate RM6 5QJ

Fantastic opportunity to purchase this excellent 4 bedroom family home which has undergone a full loft conversion adding a large master bedroom and en-suite shower and WC. The property also boast 3 other good sized bedrooms, through lounge, driveway parking and new boiler. Viewing essential.

GUIDE PRICE £475,000 TO £500,000

ACCOMMODATION (room sizes and layout can be found on the floor plans provided)

Ground Floor

Hallway

Through Lounge

Kitchen

First Floor

3 Bedrooms

Family bathroom and WC

Second Floor

Master bedroom

En-suite shower and WC

Exterior

Crazy paved driveway for 2 vehicles

Rear garden 70' x 22'

POINTS TO NOTE

Vendors have lived in the house for 33 years

Gas central heating

New boiler

Double glazing

Modern fuse board

Modern light wood fitted kitchen

Beautifully maintained throughout

WE ASKED THE VENDOR ABOUT THEIR LOVELY HOME. What attracted you to the house ?

It was the convenience for access to work with good bus and train Links to and from London. It was also close to Schools and local shops plus the Nature reserve.

What improvements have you made to the property ?

We have had extensive renovations done to the property, i.e. double glazing, gas central heating, rear patio, paved the front driveway and added a full loft conversion with en-suite.

What have you enjoyed about living there ?

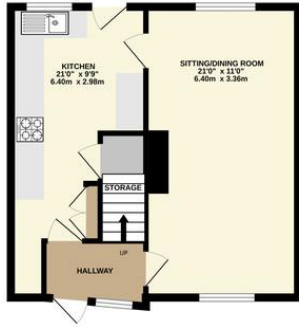
Local open spaces and friendly environment. We have been in situ for 33 years and have raised our family in the house. After this it is time for us to down size.

LOCATION Located in Romford, benefiting from good transport links, including the A12 and M11. Chadwell Heath station is just a short drive away offering services via TFL rail. There are plenty of highly rated local schools, including Marks Gate Junior School, Little Heath School and Crownfield Junior School. Local amenities include supermarkets Sainsbury's and Iceland. There are vibrant bars, cafes, restaurants, as well as high street stores and brands in nearby Romford town centre.

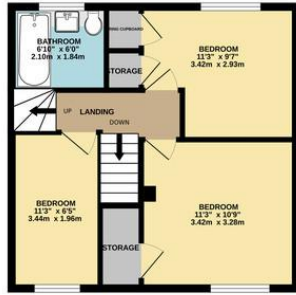


To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

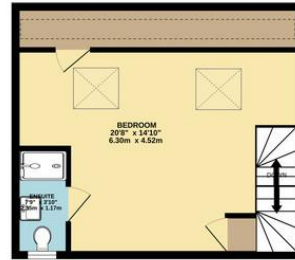
GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



2ND FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 1223 sq.ft. (113.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 62025



Awaiting EPC

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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