



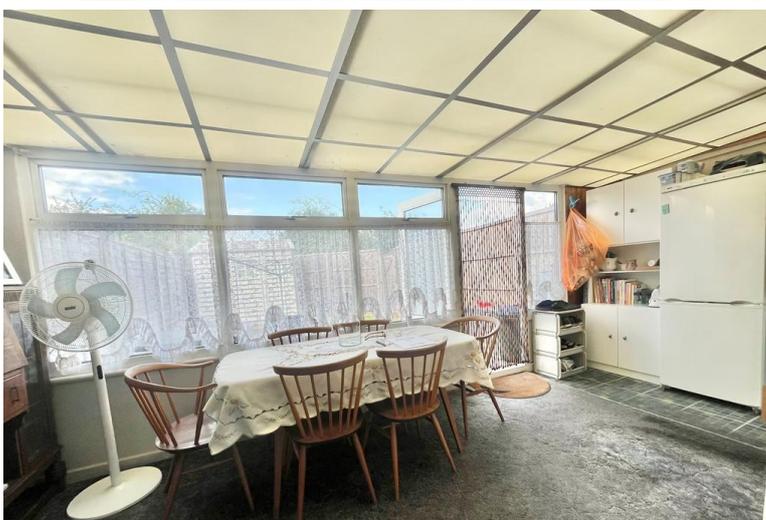
A P

ASHTON & PERKINS

WOLSELEY ROAD, ROMFORD

ASKING PRICE OF £415,000





Chain free! We are delighted to offer this 3 bedroom end of terrace house set in a popular turning within walking distance of Queens hospital and Romford Train station. Backing onto playing fields ensure the property is not overlooked and it comes with potential and space to turn into a perfect family home. Call now to arrange your viewing. EPC E, Council tax C

Brick boundary wall and small front garden with pathway leads to upvc front door and into...

Hallway;

A bright and spacious hallway with neutral decor and open stairs offers more than average space. Carpeted flooring, radiator, ceiling lighting and access to....

Living room; 7.3m x 3.5m

A large through lounge with carpeted flooring and neutral decor provides great space for the growing family, 2 radiators, wall and ceiling lighting, upvc double glazed window to front and patio doors into....

Conservatory / Dining room; 5.2m x 2.5m

Spanning the width of the property, the conservatory extension offers a large area for dining / entertaining with the potential to be an extension of the kitchen. UPVC



double glazed window and door overlooking rear garden, radiator, carpet flooring, ceiling lighting.

Kitchen; 2.7m x 2m

A galley kitchen with wall and base units supporting rolltop worksurface with stainless steel sink inset.

Freestanding electric cooker, splash back tiling, vinyl flooring, ceiling lighting, built in pantry cupboard.

Open wooden staircase leads to landing and access to loft. Carpeted flooring and ceiling lighting,

Bedroom 1; 3.4m x 3.2m

A good size double bedroom located at the front of the property with built in wardrobes, upvc double glazed window, papered walls, radiator, ceiling textured with lighting

Bedroom 2; 3.6m x 3.2m

Another good size bedroom overlooking the rear garden with double glazed window, radiator, papered walls, carpet flooring, ceiling lighting, ample space for furnishings

Bedroom 3; 2.5m x 2m

Single bedroom positioned at the front of the property with double glazed window, carpet flooring, radiator, ceiling lighting and papered walls

Bathroom;

Family bathroom currently with double shower cubicle but ample space to replace with bath if desired. Mains powered shower, low level w/c and wash hand basin. Aquanboard to walls within shower enclosure, remainder neutral decoration. Vinyl flooring, ceiling lighting, obscured double glazed window to rear, built in cupboard and radiator.

Garden; Approx 40ft

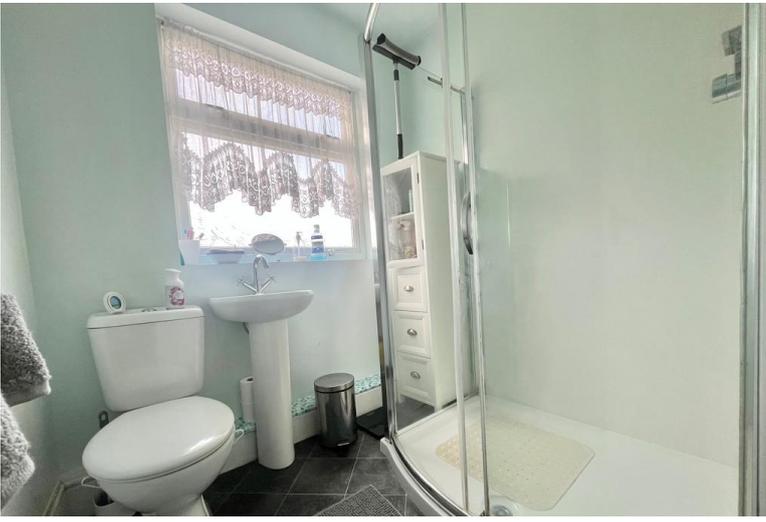
Backing onto playing fields, the enclosed garden with fence panels surrounding commences with a patio and pathway leading to the rear and storage shed. Remainder laid to lawn with side gate leading to rear access.

Council tax - C

EPC - E

Total approx 915sqft





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