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ASHTON & PERKINS

BEAULY WAY, ROMFORD

OFFERS IN EXCESS OF £450,000





Chain free! We are delighted to offer this 3 bedroom family home in the sought after Rise Park area of Romford. In need of full modernisation but offering a large south facing garden with potential to extend and add outbuildings, off street parking to front, through lounge / diner and lots more.

Having been owned by the same family for many years, the property has been a warm, loving family home which can be felt as soon as you walk through the door.

Any new owner can be reassured with the addition of a new boiler in recent years and full double glazing throughout.

Call now to view

Concrete driveway with shared drive to side providing access to garage and parking to front of property.
Established front garden.

UPVC double glazed porch leads to inner wooden glazed front door and.....

Hallway;

Papered walls with carpeted flooring, double panel radiator, ceiling lighting and access to kitchen and living rooms.

Lounge / diner; 7.9m x 3.9m

Very good size through lounge / diner with UPVC double glazed windows to front and back providing ample light. Carpeted flooring, papered walls with picture rail, ceiling lighting, fireplace to lounge and diner, double panel radiators

Kitchen; 3.8m x 2.4m

Dated kitchen in need of updating, but fully functional with base units, work surface, stand alone butler sink, gas cooker, space for white goods, splash back tiling, vinyl flooring, double panel radiator, wall mounted boiler, double glazed windows to rear and side plus door leading to garden.

Carpeted stairs and papered walls with double glazed window to side leads to first floor landing with same decor / flooring. Access to loft space.

Bedroom 1; 4m x 3.3m

Double glazed window to front of property, corner fireplace, papered walls and carpeted flooring. Double panel radiator, ceiling lighting and ample space for bed and furnishings.

Bedroom 2; 3.7m x 3.3m

Double glazed window overlooking rear garden. Papered walls with picture rail, carpeted flooring, space for bed and furnishings, double panel radiator, ceiling lighting

Bedroom 3; 2.4m x 2.1m

Good size single bedroom with double glazed window overlooking rear garden. Double panel radiator, built in storage cupboard, ceiling lighting, papered walls.

Bathroom;

Obscured double glazed window to front, part tiled walls with 3 piece suite consisting of panelled bath with taps, low level w/c and wash hand basin. Double panel radiator and ceiling lighting.

South facing Garden; approx 85ft (25m)

Single garage set back from the property and accessed via shared driveway also provides access into rear garden. Concrete patio with ample space for garden furniture to enjoy the well established south facing garden.

Council tax band - E

EPC - D



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