



A P

ASHTON & PERKINS

GILLIAN CRESCENT, ROMFORD

ASKING PRICE OF £549,995





We are delighted to offer this beautiful family home in a quiet, sought after turning just a mile from Gidea Park train station. With plans drawn up for a loft extension master bedroom with ensuite and having been updated / maintained to a very high standard by the current owner, you can literally walk in, unpack and relax. Very good size rooms, low maintenance south east facing garden and detached garage, window shutters to front, large kitchen / diner, off street parking and lots more. Call now to arrange your viewing.

Paved driveway to front with shared access to side provides off street parking. UPVC front door leads into.....



Hallway;

Lovely light and spacious hallway with kamdean flooring, ornate cornice and neutral decor, offering access to living room and kitchen / diner. Space for understairs w/c to be added if preferred.

Living room; 4.6m x 3.8m

A large living room with fitted window shutters to front offering kerb appeal provides more than enough light and space for multiple sofas. The ornate cornice, spot light fittings and Victorian radiator as well as neutral decor and



continuation of Karndean flooring means this room is perfect for entertaining.

Kitchen / Diner; 5.8m x 3.6m

The Heart of the Home!! The beautiful and modern kitchen offers it all!! Bi folding doors opening up to the south facing garden, high quality units with quartz worksurface, large 5 ring gas hob with mid level oven and microwave, under unit / pelmet lighting, wine cooler, dishwasher and washing machine space. Finished off with tiled flooring and ample space for dining furniture.

Wooden carpeted staircase leads to first floor landing with double glazed window to side



Bedroom 1; 3.7m x 3.6m

Situated at the front of the property the master bedroom benefits from fitted window shutters, neutral decor, radiator, spot light fittings, carpeted floor and ample space for king size bed and wardrobes

Bedroom 2; 3.6m x 3.1m

Another very good size double bedroom overlooking the rear garden and offering carpeted flooring, spot light fitting, radiator, lots of space for double bed and furnishings



Bedroom 3; 2.6m x 2.2m

A good size single bedroom with carpeted flooring, radiator, spot light fitting, fitted window shutters

Bathroom;

Fully tiled walls and flooring compliment the modern 3 piece suite consisting of panelled bath with rainforest shower over and screen. Low level w/c and wash hand basin set in floating vanity unit.

South facing Garden; Approx 50ft

Exiting the property via the bi-folding doors in kitchen / diner the garden commences with a large decked area perfect for entertaining and enjoying the "all day" sunshine. Space for garden dining and living furniture, then steps down to artificial grass and paved path to side leading down to a hard stand area with storage units and access into the detached single garage.



We feel this property offers so much for the growing family and being within catchment of local schools and walking distance to train station, offers it all.

The current owners have plans drawn up for a loft extension to add a master bedroom with ensuite providing the option of turning into a large 4 bed family home.



EPC - ordered
Council tax band - D



%epcGraph_c_1_304%