



A P

ASHTON & PERKINS

KEATS AVENUE, ROMFORD

£450,000





Being offered chain free, we are delighted to bring to the market this extended 2 bedroom end of terrace house in a quiet location, bursting with potential to make into a larger 3 / 4 bedroom family home with minimal effort (subject to planning), the property already comes with large lounge / diner, very good size kitchen, large garage to front and entrance porch, plus outbuildings inc a sauna!!!! Dont miss your chance to view, call now.

A large extended entrance porch with access to garage and storage room leads into the main house.

The ground floor provides a large well equipped kitchen with bay window overlooking the front garden. Wall and base units with rolltop worksurface and large range cooker with extractor over. Space for white goods inc large fridge freezer, tiled flooring, spot light fittings.

The rear of the property is extended and offers a large lounge / diner with feature fire place plus windows and doors to the garden providing lots of natural light.

Entrance porch; 3.2m x 2m

Kitchen; 3.5m x 2.8m

Lounge / diner; 6m x 4.8m

Garage; 4.9m x 2.5m

Carpeted stairs leads to first floor landing and access to



both double bedrooms and family bathroom.

Bedroom 1 is located at the front and offers the potential to split into 2 rooms, making this a 3 bedroom home.

Currently offering carpeted floors, neutral decor, double glazed window, radiator and spot light fittings

Bedroom 2, another double with views over rear garden and carpeted floor, modern decor, bay window, built in storage, radiator and ceiling lighting.

The family bathroom is immaculately kept and offers fully tiled walls and floor with a modern 3 piece suite with rainforest shower over bath and w/c plus wash hand basin set in large vanity unit. Chrome heated towel rail, double glazed window to side and spot light fittings.



Bedroom 1; 5m x 3.5m

Bedroom 2; 3.2m x 3m

Bathroom; 2.1m x 1.8m

Exiting the property via the lounge / diner or side access via the entrance lobby, the garden provides a good size paved patio with lawn to centre and fish pond.

2 x outbuildings to rear offer a shed plus well equipped functioning sauna with shower.

Shed; 3m x 2.3m

Sauna; 2.5m x 2.3m



EPC - D

Council tax currently A, but will be re-banded once sold we anticipate to C

Agents notes, we must advise all buyers that the property has undergone work in the past in accordance with PRC repair scheme. The property has been mortgaged since and we advise all buyers to make their own enquiries with chosen lenders accordingly. Confirmation available to be seen on viewings.





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