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ASHTON & PERKINS

FOURTH AVENUE, ROMFORD

OFFERS IN EXCESS OF £550,000





Substantial plot with scope to extend / build on! We are delighted to offer this large corner plot with substantial rear garden and potential to extend / develop. Located in the quiet and sought after turning of Fourth Avenue, the main dwelling is a good size 3 bedroom family home with kitchen / diner to rear overlooking a large south facing rear garden.

Outside a large rear garden which spans approx 10m to the frontage and only tapering slightly to the rear offers rear access to a hard stand and single garage with potential to develop into large summer house / gym / outbuilding. Don't miss out on this fantastic property, call today and book your viewing!

A paved driveway to front leads to UPVC door and into.....

Hallway;

Light and spacious with neutral decoration and laminate flooring. Carpeted stairs to first floor and access to kitchen diner plus living room.

Living room; 3.8m x 3.4m

Located at the front of the property and providing lots of natural light from double glazed suntrap window the living room offers laminate flooring, neutral decor with



coved ceiling, radiator and lots of space for furnishing.

Kitchen / diner; 5.1m x 3.6m

Spanning the width of the property the kitchen diner offers a large space for all the family and with french doors directly out into the rear garden its perfect for summer nights entertaining! Continuation of laminate flooring from hallway, wall and base units with rolltop worksurface and stainless steel sink in set. Splash back tiling with remainder neutral decor, space for white goods and electric oven and hob.

Carpeted landing with access to loft.



Bedroom 1; 4m x 3.2m

Located at the front of the property, bedroom 1 offers a large space for furnishings with modern decor, carpeted flooring, double panel radiator, coved ceiling with lighting

Bedroom 2; 3.5m x 3.2m

Overlooking the rear garden, bedroom 2 is a good size double and provides modern decor with carpeted flooring, coved ceiling and double panel radiator

Bedroom 3; 2.2m x 1.8m

A single bedroom with double glazed window to front, carpeted flooring, coved ceiling with light, double panel radiator



Bathroom;

A fully tiled family bathroom with quadrant shower enclosure and mains shower over. A wash hand basin set in vanity unit with matching low level w/c. Obscured double glazed window, radiator, extractor fan.

Garden approx 95ft long and 30ft wide

The large rear garden commences with paved patio and dwarf wall down to a large lawn area and access to the single garage to rear. A large hard stand / parking area around the garage accessed via gates on Legon Avenue.



Side access is provided from the front drive way and opens to a good size plot which has the scope to be developed subject to suitable planning.

Overall the property provides so much potential and development opportunity which can be completed either straight away or in the future. A family purchase which would last a lifetime!

EPC

Council tax - D



Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of windows, doors, rooms etc are approximate and no responsibility can be taken for any error. This plan is for illustrative purposes only.

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