



34 Manor Road
Romford

MEACOCK & JONES

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An 1896 constructed and very appealing three bedroom character semi-detached family home which benefits from many original features throughout. The property comprises three reception rooms, a ground floor cloakroom, utility room and 20' kitchen/breakfast room. The spacious rear garden is an attractive feature with a summer house at the rear. 0.8 mile from Gidea Park Station. Plans have been approved by Havering Council to enlarge this property to incorporate a more spacious Kitchen area and loft extension (P1726.17)

Guide price £550,000



An attractive entrance front door with archway above leads into a:-

Hallway

Beautiful hallway with Victorian tiles. Dado rail to sides. High skirting boards. High ceiling. Ornate coved cornice to all walls. Tall Victorian style radiator. Painted white spindle balustrade staircase leads up to the first floor landing. Doors leading off to all downstairs rooms.

Formal Lounge 14'5 x 11'6 (4.39m x 3.51m)

Parquet flooring. High skirting boards. Tall ceilings. Ceiling rose. Coved cornice to ceiling. Victorian style fireplace with feature tiles. Feature bay window overlooking the front driveway. Three Victorian style radiators.

Sitting Room 11'9 x 10'9 (3.58m x 3.28m)

Wood flooring. High skirting boards. Tall ceilings. Coved cornice to ceiling. A feature Victorian fireplace with tiles. Door to:-

Gym Area/Playroom 14'4 x 7'5 (4.37m x 2.26m)

You can access the gym through the sitting room. Louvre doors lead into the gym area which has two windows overlooking the side elevation.

Kitchen 20' x 10'8 (6.10m x 3.25m)

Black slate flooring throughout the kitchen. Brick fireplace. Wood effect units with wooden worktop and butler sink. Window overlooking the landscaped rear garden. Kitchen comprises of wooden units, low level units and high units above. A gas range cooker. Radiator. Window overlooking the gym/playroom. Leading back out to an:

Inner hallway

Victorian style tiles. Double cupboards with storage above. Glazed panelled door overlooking the rear garden. Door to:-

WC

Beautifully styled with a Burlington suite. Low level WC. Wash hand basin with Victorian style taps. Towel rail with radiator inset.

Utility Area 6' x 4'2 (1.83m x 1.27m)

Valliant boiler. Space for worktop. Space for washing machine, tumble dryer and freezer.

First Floor Landing

White painted spindle balustrade staircase leads to the first floor galleried landing. Tall ceilings. Dado to side. Storage cupboard. Access to loft.

Bedroom One 14'4 x 14'1 (4.37m x 4.29m)

Built-in floor to ceiling wardrobes to one side of the room. Three beautiful cast iron radiators underneath the bay window. Tall ceilings with ceiling rose. Dado rail. Additional low level built-in storage to wall. White painted wood flooring.

Bedroom Two 11'10 x 9'4 (3.61m x 2.84m)

A very good sized bedroom with window overlooking the rear elevation. Tall ceilings. High skirting boards.

Bedroom Three 11'2 x 10'9 (3.40m x 3.28m)

Window overlooking the rear elevation with feature shutters. High skirting boards. Tall ceiling. Cast iron radiator.

Family Bathroom

This is a luxuriously appointed bathroom comprising bath with a hand-held shower attachment. Separate shower. Low level WC. Wash hand basin with vanity unit. Heated towel rail. Feature brick wall. Feature tiled wood style panelling. Slate effect tiling to floor with underfloor heating. Spotlights to ceiling.

Rear Garden

Running across the rear of the property is a Sandstone paved area. Brick walls with flower beds. Crazy paving to one side of the property with a wooden shed for storage. Access to the front. Steps

lead to a grass area and to the far end is a pergola and a further paved area. Summerhouse to rear with power and light. Outside tap.

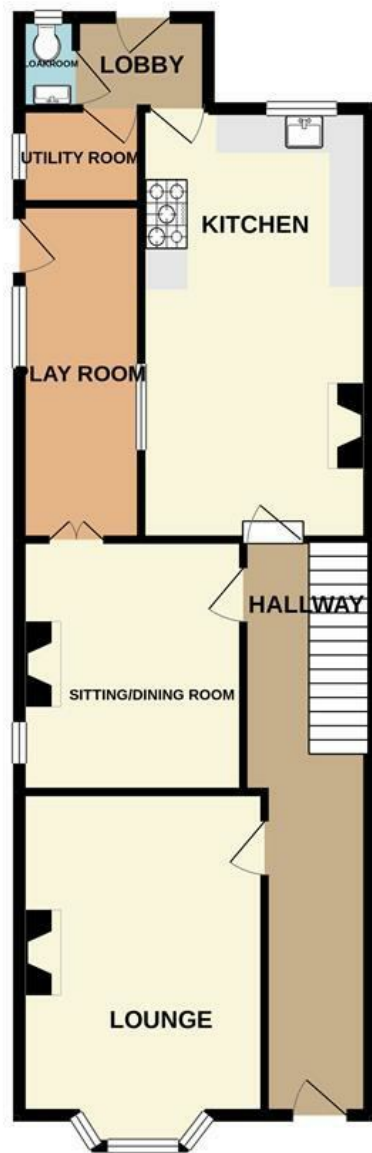
Front Garden

Crazy paving to the front drive. Mature shrubs. Brick wall with lighting. Off-street parking for two cars.





GROUND FLOOR



1ST FLOOR

