

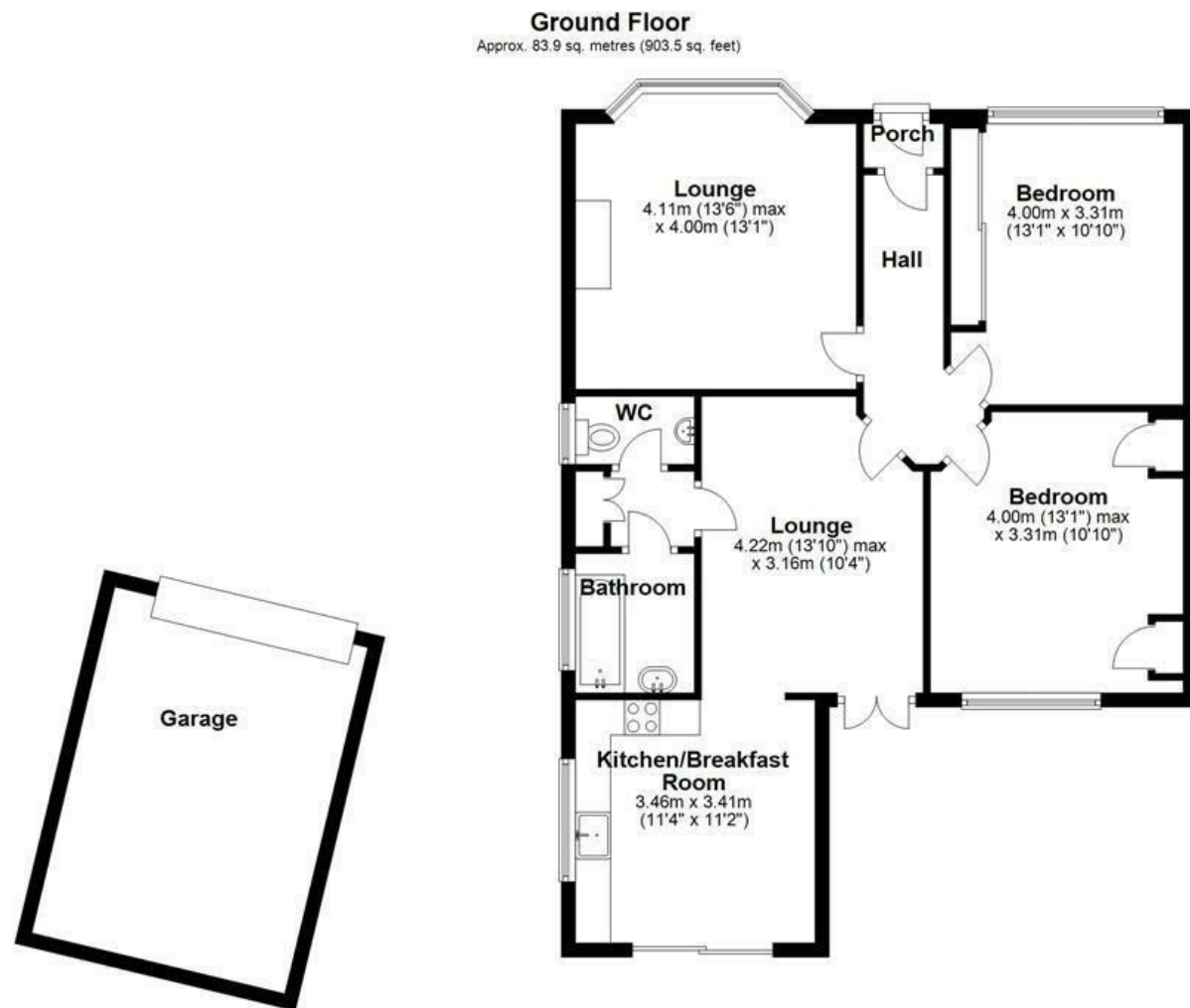


Burlington Gardens, Chadwell Heath, Romford, RM6 6ET

Guide Price £525,000

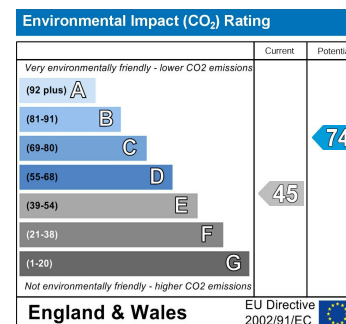
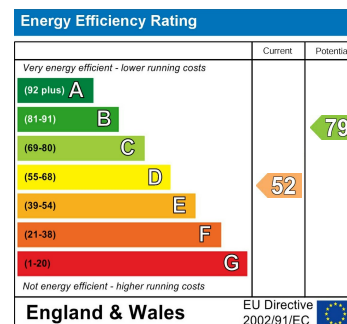
GUIDE PRICE £525,000 - £550,000

We are pleased to offer for sale, which in our opinion is this ATTRACTIVE TWO/THREE BEDROOM EXTENDED SEMI-DETACHED BUNGALOW, which offers good size living accommodation throughout. The accommodation comprises of Two Reception Rooms, one of which could be used to create Bedroom Three, Kitchen/Diner, Bathroom with Separate wc. Benefits include a cellar. In my opinion the Rear Garden is exceptionally larger than average and secluded, Off Street Parking to the front and Side Access. The property offers great scope for further extensions subject to necessary consents and could easily become a large family home. Call now to arrange your viewing.



Total area: approx. 83.9 sq. metres (903.5 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. While every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, misstatement or use of data shown. B.B.E (UK) LTD
 Plan produced using PlanUp.



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AGENTS NOTE: 'We routinely refer buyers and sellers to solicitors and conveyancers. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we would receive a referral fee of between £120 and £200 including VAT from them for recommending you to them.'

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.

GROUND FLOOR:

Entrance Porch:

Entrance via part glazed door. Laminate wood effect flooring. Part glazed door giving access to Entrance Hall:

Entrance Hall:

Coving to ceiling. Loft access. Radiator. Access to Receptions, bedrooms and cellar.

Reception One:

15'5 x 12'8

Double glazed bay window to front. Two double glazed windows to side. Radiator. Fireplace.

Reception Two:

13'7 x 10'4

Double glazed French doors to rear giving access to garden. Coving to ceiling. Radiator. Laminate wood effect flooring. Access to Kitchen/diner and lobby area.

Kitchen/Diner:

11'6 x 11'3

Double glazed patio doors to rear giving access to garden. Double glazed window to rear. Range of gloss white fitted wall and base units. Stainless steel sink unit. Roll top work surface. Breakfast bar Space for cooker. Plumbing for washing machine. Plumbing for dishwasher. Space for fridge/freezer. Part tiled walls Lino flooring. Radiator.

Bedroom One:

13'2 x 10'6

Double glazed window to front. Coving to ceiling. Radiator. Laminate wood effect flooring. Fitted wardrobes.

Bedroom Two:

13'3 x 9'1

Double glazed window to rear. Coving to ceiling. Fitted wardrobes. Dressing table.

Lobby area:

Airing cupboard. Lino flooring. Access to bathroom and separate w.c.

Bathroom:

Double glazed obscure window to side. Ceiling spotlights. Extractor fan. Square panelled bath. with shower attachment, wash hand basin in gloss white vanity unit. Radiator. Part tiled walls.

Separate w.c.:

Double glazed obscure window to side. Low flush w.c. Wash hand basin. Radiator. Part tiled walls. Lino flooring. Radiator. Ceiling spotlights. Extractor fan (untested).

EXTERIOR:

Front Garden:

Off street parking. Side pedestrian access to rear garden.

Rear Garden:

Large well maintained garden. Raised patio area. Mainly laid to lawn. Fruit trees. External tap. Brick built shed.

Garage:

Suitable for storage only. Double doors. Pit. Power and light. Telephone line.

