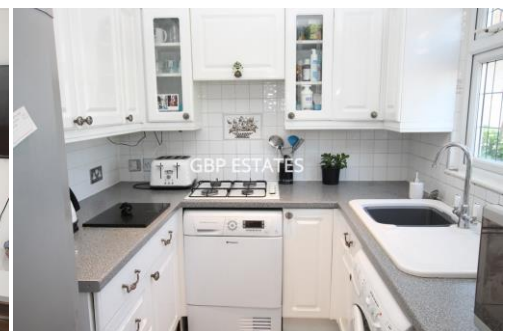




Silvermere Avenue, Romford **£450,000** Freehold



Stunning family home 3 bedrooms which is flooded with light. On a corner plot this property has a double garage and yard on the land at the side. This property could have potential subject to planning permission to build a small dwelling, granny annex or a large extension on the adjacent land.

There are lots of benefits to this lovely home, being of neutral décor, good size rooms and being a good location for Collier Row Parade of shops and bus routes to local areas including Romford Town.

Call now to view on 01708 504455.

- **THREE BEDROOM SEMI DETACHED**
- **CORNER PLOT WITH LAND ON SIDE**
- **BRIGHT AND AIRY PROPERTY**
- **WELL PRESENTED THROUGHOUT**
- **PARKING FOR AROUND 6 - 8 CARS**
- **PROPERTY HAS CCTV AND ALARM**
- **YARD AND DOUBLE GARAGE**
- **GARAGE WITH WATER, ELECTRICS AND WC / BASIN**
- **POTENTIAL TO BUILD ON THE SIDE**
- **PREVIOUS PLANNING PERMISSION GRANTED FOR SIDE EXTENSION (NOW LAPSED)**

ACCOMMODATION

HALLWAY 8' 1" x 5' 4" (2.46m x 1.63m)

LOUNGE 21' 6" x 17' 7" (6.55m x 5.36m)

KITCHEN 17' 6" x 7' 10" (5.33m x 2.39m)

BATHROOM 7' 1" x 6' 3" (2.16m x 1.91m)

MAIN BEDROOM 10' 0" x 10' 6" (3.05m x 3.2m)

BEDROOM TWO 11' 5" x 9' 7" (3.48m x 2.92m)

BEDROOM THREE 8' 3" x 5' 9" (2.51m x 1.75m)

GARDEN Lovely garden with a raised decking area. Lawn and patio area.

GARAGE AND PARKING Garage which has cold and hot water installed, electric and added benefit of a toilet and wash basin so a great workshop, office area.

Parking area has spaces for around 6 – 8 cars

New boiler system installed

Fitted wardrobes to all three bedrooms so plenty of cupboard space



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	53
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	38	48
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



For more photos and floorplan, please visit www.gbpestates.co.uk

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.