

## Property Description

This lovely three-bedroom mid terraced home is situated in the popular village of Havering-atte-Bower. It is just a short walk from the church, the village green, Dame Tipping Primary School and the bus stop. The property benefits from off road parking and a garage. Decorated to a high standard the property offers a downstairs wc, a modern fitted kitchen, a good-sized living room leading to a spacious conservatory and a well-maintained private garden.

On the first floor you will find two double bedrooms with fitted wardrobes and an additional single room. A family bathroom with low level wc, hand basin and shower cubicle. An internal viewing is highly recommended to fully appreciate the quality of this accommodation on offer.

Entrance Hallway Composite double glazed door to front, downstairs cloak room with wc and hand basin, cupboard and radiator leading to

Kitchen - 11' 6" x 8' 6" Double glazed window to front. Fully tiled fitted kitchen with range of wall and base units with worksurfaces incorporating a ceramic sink and drainer unit. Built in eye level double oven, induction hob, cooker hood, integral dishwasher and fridge/freezer. Plumbing for washing machine.

### Lounge/Dining Room

18' x 18' 8" (5.5m x 5.69m) Double glazed patio sliding doors to rear, leading to conservatory. Two radiators and stairs to 1st floor.

### Conservatory - 13' x 9' 6"

UPVC construction on brick base wall, fully double glazed, French doors to rear. Laminate flooring and radiator.

1st Floor Landing Access to loft, a radiator and doors to:-

Bathroom - 8' 4" x 6'00" Obscure double glazed window to front. Modern fitted units incorporating a low level wc and hand basin. Shower cubicle, fully tiled walls and a radiator

Bedroom 1 - 11' x 11' 8" Double glazed window to front, radiator and fitted wardrobes.

Bedroom 2 - 11' 8" x 11' 5" Double glazed window to rear, radiator and fitted wardrobes.

Bedroom 3 - 8' 3" x 8' 6" Double glazed window to rear, and radiator.

Front Garden Off road parking with up and over garage door. Garden laid to well maintained shrubs and flowers.

Rear Garden A private enclosed garden with a paved patio, pond with waterfall a small lawn and borders laid to shrubs and flowers.

Disclaimer: Information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.



"Our Service is Key"

3 Bedroom

Mid Terraced House

Offers In Excess Of £400,000

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