



NO ONWARD CHAIN

DETACHED GARAGE

MODERN KITCHEN AND BATHROOM

POTENTIAL TO EXTEND STPP

CLOSE TO ROMFORD TOWN AND STATION

SOUTH FACING GARDEN

CUL-DE-SAC LOCATION



Offers in the region of £350,000

Ideal Locations are delighted to offer for sale this well maintained bright and airy three bedroom semi-detached family home located within a cul-de-sac. The property benefits from two good sized double bedrooms, a single bedroom and a modern bathroom to the first floor as well as a good sized lounge/diner and an attractive kitchen to the ground floor. The garden is south facing and the detached garage is accessed via a shared drive. There is further potential to extend, subject to planning permission.

The property has easy access to local road networks including the A12, A127 and M25. Rail links into London Liverpool Street and Stratford International from both Romford and Hainault stations. It is also located close to good schools and amenities.

Hallway

Entrance via double glazed front door. Coving to ceiling, radiator, under stairs storage.

Lounge/Diner 23ft (into bay) x 11ft 2in (7m x 3.4m)

Bright and spacious lounge with double glazed bay window to front elevation and double glazed door and windows to garden. Coving to ceiling, two radiators, feature fire place.

Kitchen 9ft 5in x 7ft 5in (2.9m x 2.3m)

Good sized kitchen with double glazed door and window to garden. Downlights and coving to ceiling. Part tiled walls. Range of wall and base units with roll top work surface. Integrated oven and electric hob and stainless steel sink with mixer tap. Plumbing for washing machine.

First floor landing.

Double glazed window to side elevation, coving to ceiling, access hatch to loft.

Bedroom 1 12ft 6in into bay x 9ft 10in (3.8m x 3m)

Double glazed bay window, coving to ceiling, radiator.

Bedroom 2 9ft 5in x 9ft 10in (2.9m x 3m)

Double glazed window, coving to ceiling, laminate flooring, fitted wardrobes, radiator.

Bedroom 3 6ft 7in x 6ft 11in (2m x 2.1m)

Double glazed window, coving to ceiling, laminate flooring, radiator, built in wardrobe.

Bathroom 5ft 7in x 6ft 11in (1.7m x 2.1m)

Double glazed window, tiled walls and floor, coving to ceiling, chrome towel radiator, enclosed panel bath with mixer taps and shower attachment and glass shower screen. Wash hand basin with mixer tap and vanity unit, low flush close coupled WC

Garden approximately approximately 40ft in length.

Well maintained south facing garden, with patio area and the rest laid to lawn.

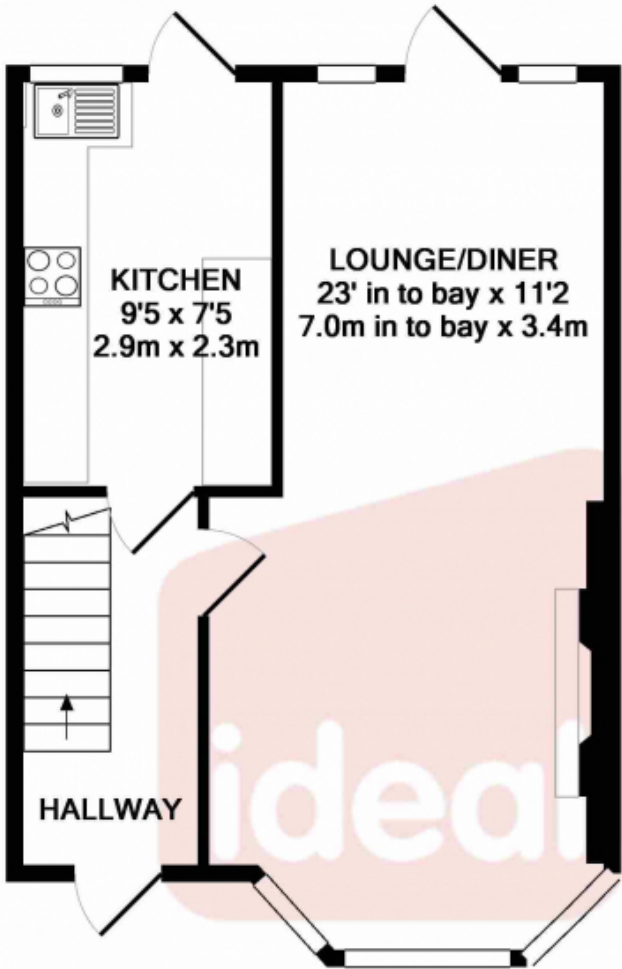
Garage

Approached via shared drive and located to the rear of the property.

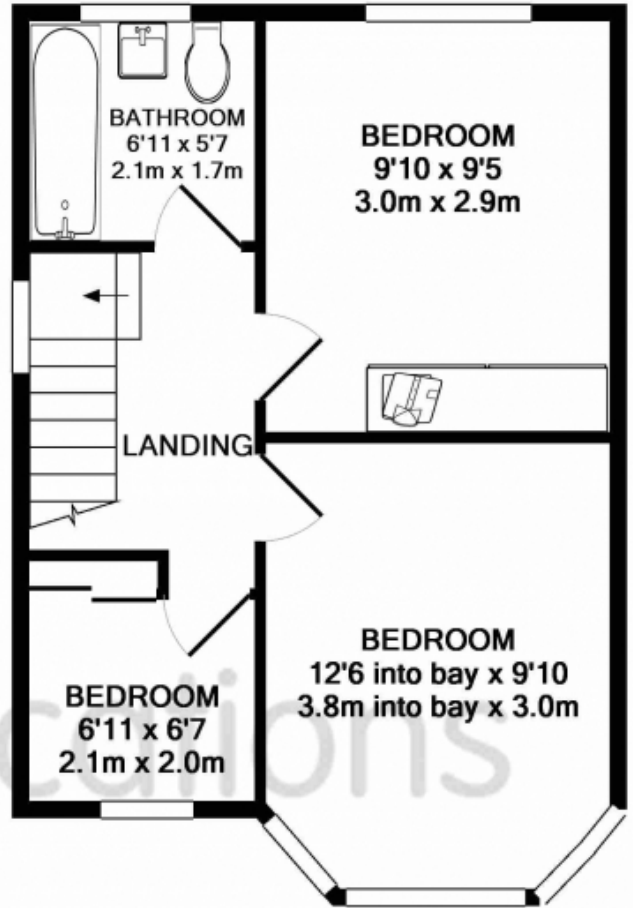
Off road parking

The front garden has been block paved and has the potential for off road parking for at least two cars.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



GROUND FLOOR
APPROX. FLOOR
AREA 400 SQ.FT.
(37.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 404 SQ.FT.
(37.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 804 SQ.FT. (74.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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