

CB ESTATES

SALES, LETTINGS & PROPERTY MANAGEMENT



CB Estates are delighted to offer for sale this three bedroom mid-terrace family home situated within the popular “Mawneys” area of Romford near schools, transport links and local amenities.

The property does require modernisation although the accommodation comprises of two spacious receptions rooms, fitted kitchen, large lean-to, three bedrooms, first-floor bathroom, large south facing rear garden and off street parking to the front. The property is also offered with no onward chain.



Elm Road
Romford, RM7

£343,000 Freehold

Entrance:

Via wooden double doors to porch with further wooden front door to:

Hallway:

Two built-in storage cupboards, radiator, understairs storage cupboard, stairs to first floor, doors to:

Front Reception: 14'7 into bay window x 11'8:

Double glazed square bay window to front, radiator, power points.

Rear Reception: 11'10 x 10'10:

Window to rear, power points, radiator, fitted storage units.

Kitchen: 7'1 x 5'10:

Window and door to rear, range of fitted base and wall mounted units, butler sink unit with chrome taps, power points, door to:

Lean-To: 17'9 x 8'3:

Two windows to rear, double wooden doors to rear, power points, tiled flooring.

First Floor Landing:

Loft access, built-in storage unit, doors to:

Bedroom One: 14'7 into bay window x 9'10:

Double glazed square bay window to front, radiator, power points, range of built-in wardrobes.

Bedroom Two: 11'10 x 10'10:

Double glazed window to rear, radiator, power points, range of built-in wardrobes, unit housing "Vaillant" gas fired combination boiler.

Bedroom Three: 8'1 x 6'10:

Double glazed window to front, radiator, power points.

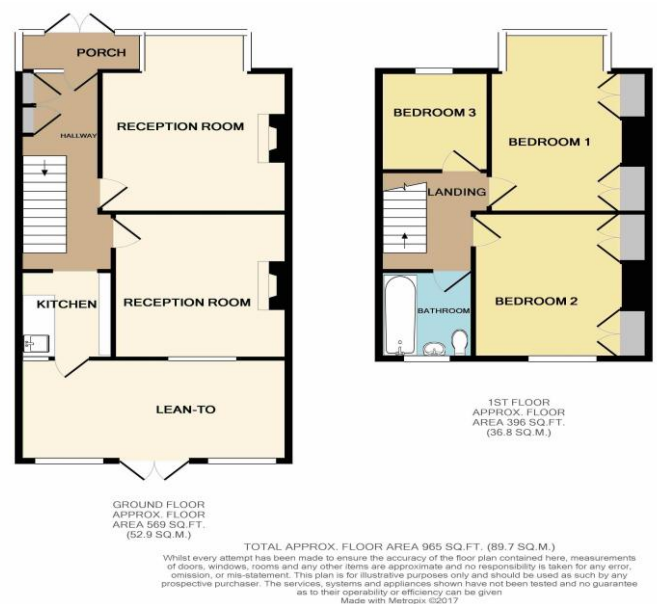
First Floor Bathroom: 7'1 x 5'10:

Window to rear, low level wc, panelled bath unit with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome mixer tap, tiled walls.

Exterior: Rear Garden: 75' x 19':

To the front there is a block-paved driveway providing off street parking. The South Facing rear garden is mainly laid to lawn with mature shrubs boarding. There is rear access and shed to rear.

Total Approx. Floor Area 965 SQ.FT. (89.7 SQ.M.)



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.

CB Estates Ltd

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