

# CB ESTATES

SALES, LETTINGS & PROPERTY MANAGEMENT



CB Estates have the pleasure in offering for sale this spacious three-bedroom semi-detached family home situated within a popular residential turning close to shops, schools and transport links. The property has been redecorated and refurbished to a high specification by the current owners with the accommodation comprising of a good size entrance hallway, spacious lounge, dining room, large modern fitted kitchen, ground floor WC, large garage, three bedrooms to the first floor, large modern fitted bathroom, two further loft rooms into the second floor, gas central heating and double glazing throughout. There is a neatly maintained rear garden and off street parking to the front for numerous cars. No onward chain.



**Gobions Avenue**  
Romford, RM5

**£415,000 Freehold**

### Hallway:

Entrance via double glazed front door, ceiling spotlights, column style radiator, power points, oak wooden flooring, coving to ceiling, stairs to first floor, double glazed window to side, doors to:

### Ground Floor WC:

Low level wc, double glazed window to side, oak wooden flooring.

### Lounge: 15'3 x 11'11:

Double glazed oriel bay window to front, column style radiator, oak wooden flooring, power points, coving to ceiling.

### Kitchen: 13'2 x 11'9:

Double glazed window to rear, range of matching modern fitted base and wall mounted units with solid wooden work-surface incorporating butler sink unit with chrome mixer tap, integrated dishwasher, space and plumbing for cooker and fridge/freezer, radiator, coving to ceiling, unit housing "Vaillant" gas fired combination boiler, two built-in in storage cupboard with having space and plumbing for washing machine and tumble dryer, door to reception room, opening to:

### Dining Room: 11'11 x 8'1:

Double glazed French doors to rear, oak wooden flooring, power points, coving to ceiling.

### Garage Room: 15'6w x 13'3w:

Double glazed doors to rear, power points, door to garage.

### Garage: 28'w x 8'7w

Double doors to front, lighting, power points, storage.

### First Floor Landing:

Double glazed window to side, stairs to second floor, coving to ceiling, doors to:

### Bedroom One: 11'11 x 9'9:

Double glazed window to front, power points, radiator, coving to ceiling, built-in storage area/wardrobe.

### Bedroom Two: 12'5 x 8'10:

Double glazed window to rear, power points, radiator, coving to ceiling, built-in wardrobe.

### Bedroom Three: 8'11 x 8'8:

Double glazed window to front, power points, radiator, coving to ceiling, built-in wardrobe.

### First Floor Bathroom: 12'9 narrowing to 9'11 x 8'10 narrowing to 4'10:

Three double glazed windows to rear, modern fitted suite comprising of a freestanding bath unit with chrome mixer tap and shower attachment, low level wc, vanity wash hand basin with chrome mixer tap and storage unit below, tiled flooring, tiled walls, shaver point, radiator.

### Second Floor Landing:

Storage, skylight, eaves storage, doors to:

### Loft Room One: 16'7 x 7'2:

Two skylights, radiator, power points, eaves storage.

### Loft Room One: 13'6 narrowing to 7'11 x 8'2 narrowing to 5'7:

Skylights, radiator, power points, eaves storage.

### Exterior: Rear Garden: 36'w x 33'5w:

To the front there is a driveway providing off street parking for numerous vehicles and access to garage. The South-West facing rear garden commences with a decked area with the remainder being laid to lawn.

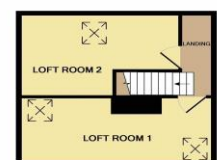
### EPC: D/E



GROUND FLOOR  
APPROX. FLOOR  
AREA 927 SQ. FT.  
(86.1 SQ. M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 528 SQ. FT.  
(48.9 SQ. M.)



LOFT  
APPROX. FLOOR  
AREA 254 SQ. FT.  
(23.6 SQ. M.)

TOTAL APPROX. FLOOR AREA 1709 SQ. FT. (158.6 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of areas, windows, rooms and any other space are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as a guide only 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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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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