



Property Management Ltd



**Four bedroom house**

**Semi Detached**

**Modern Fitted Kitchen**

**Off Street Parking**

**Stunning 100 foot rear garden**

**Transport links to Romford Station and  
Town Centre**



**Havering Road**  
Romford, RM1

**Guide Price £415,000**



### Lounge/Diner 23' 0" x 11' 0" (7.01m x 3.35m)

Large bright through lounge/dining room with wood effect floors, large window to front and French doors with window to the rear. Radiator heating and central ceiling lights with modern fans.

### Entrance Hallway 14' 0" x 2' 11" (4.26m x 0.89m)

From the front porch which accesses into the entrance hallway, leading to the main living room, downstairs bathroom and kitchen with stairs leading to first floor. Wooden flooring throughout. Radiator in wooden cover,

### Kitchen 13' 3" x 8' 11" (4.04m x 2.72m)

Modern white wooden kitchen units with terracotta tiled floor. Integrated stainless steel oven, hob and extractor fan. Large storage cupboard. Central ceiling light and fan. Wooden worktops. Double glazed window overlooking the garden. Pantry cupboards are an added bonus in this room. Back door leading to garden and side access.

### Master Bedroom 11' 11" x 14' 5" (3.63m x 4.39m)

Spacious bright double bedroom with built in storage unit. Wood effect flooring. Double glazed window to the front. Radiator in wooden cover. Free standing wardrobes providing plenty of storage. Central ceiling light and fan.

### Bedroom 2 12' 5" x 9' 0" (3.78m x 2.74m)

Double bedroom with large double glazed window looking onto rear garden. Neutral colours. Grey fitted carpet. Central ceiling light. Build in cupboard.

### Bedroom 3 9' 10" x 8' 10" (2.99m x 2.69m)

Large single room with angled ceiling to one side and central ceiling light. Radiator. Carpeted. Double glazed window looking onto rear garden.

### Bedroom 4 8' 7" x 9' 0" (2.61m x 2.74m)

Double room with central ceiling light. Double glazed window to the front. Radiator with wooden cover. Carpeted. Neutral decor.

### Bathroom 8' 5" x 5' 4" (2.56m x 1.62m)

Bright downstairs fully tiled bathroom, fitted white suite comprising wc, sink in vanity unit and bath with electric shower. Radiator. Spot lights to ceiling linked to extractor fan. Two double glazed windows.

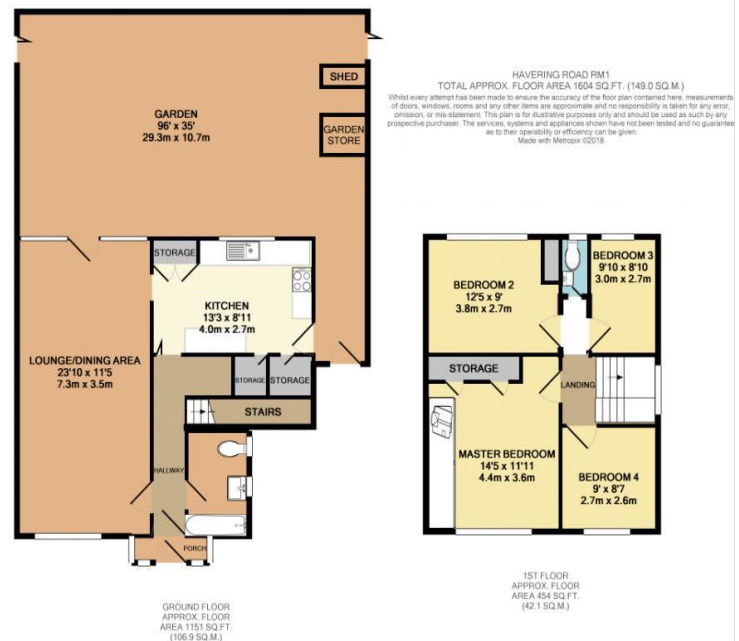
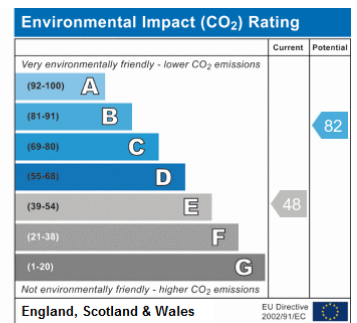
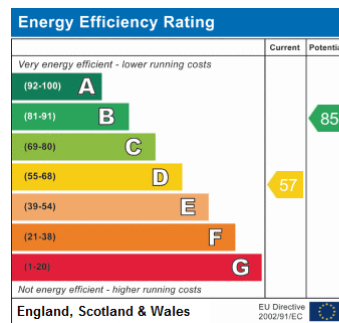
### Upstairs WC 4' 10" x 2' 9" (1.47m x 0.84m)

Upstairs white wc, white hand basin with chrome fixtures. Double glazed window.

### Rear Garden 96' 0" x 35' 0" (29.24m x 10.66m)

Well maintained larger than average rear garden with side access. Out buildings include a brick built shed, wooden shed and greenhouse. Large patio area ideal for entertaining or soaking up the sun. Immaculate lawn area with borders. Sun deck to the rear of the garden.

### Energy Efficiency Rating D



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.

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