

# CB ESTATES

SALES, LETTINGS & PROPERTY MANAGEMENT



**CB Estates are delighted to offer for sale this substantially extended five bedroom detached family home situated close to Romford town centre and Main Line train station. The spacious accommodation comprises of a large lounge (39ft), dining room, fitted kitchen, utility room, ground floor shower room/W.C, four bedrooms to the first floor with a modern fitted bathroom, master bedroom to the second floor with modern fitted en-suite bathroom and dressing room, quality wooden doors throughout, integral garage, good size well maintained rear garden, further detached garage and off street parking for six vehicles. EPC: D55**



**Cross Road  
Romford, RM7**

**£570,000 Freehold Freehold**



**Hallway:** Entrance via wooden front door with sidelights, power points, coving to ceiling, alarm system, stairs to first floor, understairs storage cupboard housing meters, solid parquet wooden flooring, doors to:

**Lounge:** 39'6 into bay window x 11': Double glazed splay bay window to front, working open-fireplace, power points, coving to ceiling, ceiling rose, three radiators, double glazed sliding patio doors to rear.

**Dining Room:** 13'8 x 8'5: Double glazed window to front, radiator, parquet flooring, coving to ceiling, power points, built-in display cabinet, two ceiling roses, opening to kitchen, door to:

**Utility Room:** 7'3 x 4'11: One bowl stainless steel sink unit with chrome mixer tap and side drainer, range of matching base and wall mounted units, space and plumbing for washing machine and tumble dryer, ceiling spotlights, extractor fan, wall mounted "Worcester" gas fired combination boiler, central vacuum system, power points.

**Kitchen:** 14'2 narrowing to 8'5 x 10'7 narrowing to 4'7: Double glazed window and door to rear, two bowl stainless steel sink unit with chrome mixer tap and side drainer, range of matching base and wall mounted units, integrated range style cooker with double oven, hob and stainless steel cooker hood over, space and plumbing for fridge and freezer, parquet flooring, power points, ceiling spotlights, tiled walls, radiator, door to:

**Ground Floor Shower Room/W.C:** 6'8 x 5'3: Low level W.C, built-in shower cubicle, vanity wash hand basin with chrome taps and storage below, tiled flooring, tiled walls, radiator.

**Garage/Study:** 12'11 x 7'3: Up and over door to front.

**First Floor Landing:** Double glazed window to rear, stairs to second floor, built-in storage cupboard, coving to ceiling, power points, doors to:

**Bedroom Two:** 12'0 x 11': Double glazed sliding doors to rear, range of built-in floor to ceiling height mirror fronted fitted wardrobes, power points, coving to ceiling, radiator.

**Bedroom Three:** 14'5 into bay window x 10'4: Double glazed splay bay window to front, power points, radiator, coving to ceiling.

**Bedroom Four:** 15'2 x 7'1: Double glazed window to front, radiator, power points, built-in wardrobes.

**Bedroom Five:** 8'7 x 6'5: Double glazed window to front, power points, radiator, coving to ceiling.

**First Floor Family Bathroom/W.C:** 7'6 x 5'6: Frosted double glazed window to rear, panelled bath unit with chrome mixer tap, shower attachment and shower screen, vanity wash hand basin with chrome mixer tap and storage below, low level W.C, chrome heated towel rail, coving to ceiling, ceiling spotlights, tiled walls.

**Staircase leading to:**

**Second Floor Landing:** Door to:

**Master Bedroom:** 11'8 x 11': Two skylights to rear, power points, radiator, ceiling spotlights, doors to eaves storage area, door to:

**En-Suite Bathroom/WC:** 11' X 4'7: Panelled bath unit with chrome mixer tap and shower attachment, low level W.C, vanity wash hand basin with chrome mixer tap and storage below, chrome heated towel rail, tiled walls, ceiling spotlights, extractor fan.

**Dressing Room:** 8'7 X 7'3: Porthole window to side, two built-in floor to ceiling height fitted wardrobes, door to eaves storage area, ceiling spotlights.

**Exterior:** 55' X 53'W: To the front there is a carriage driveway providing off street parking for numerous cars, access to integral garage and further gate for vehicle access to side leading to rear external garage. The mature rear garden commences with a patio entertaining area with the remainder being mainly laid to lawn with mature flowers, shrubs and trees surrounding. Access to external garage and further pedestrian side gate leading to "Kings Oak" (private road).

**External Garage:** 19'5 X 7'6: Up and over door to front for vehicle access, two double glazed sliding doors to side, window to rear, lighting, power points.

**TOTAL APPROX. FLOOR AREA 1962 SQ.FT. (182.2 SQ.M.)**

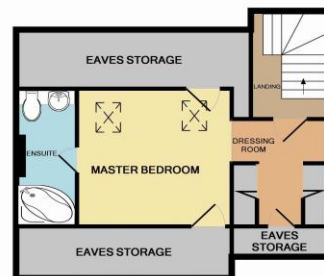


GROUND FLOOR  
APPROX. FLOOR  
AREA 906 SQ.FT.  
(84.2 SQ.M.)

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.  
Made with Metropix ©2016



1ST FLOOR  
APPROX. FLOOR  
AREA 594 SQ.FT.  
(55.1 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 462 SQ.FT.  
(42.9 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

27 Gobions Avenue, Romford, RM5 3SS

Tel: 01708 76 77 99 | Email: [enquiries@cbestatesltd.co.uk](mailto:enquiries@cbestatesltd.co.uk) | Web: [www.cbestatesltd.co.uk](http://www.cbestatesltd.co.uk)