



Property Management Ltd



**Semi Detached Corner Property**

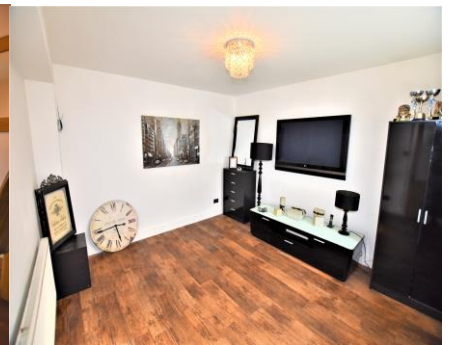
**Two Receptions**

**Utility Rooms**

**Four Double Ensuite Bedrooms**

**Modern Fitted Kitchen & Bathrooms**

**Ground Floor WC & Shower**



**62 Lawns Way**  
Romford, RM5 3TD

**Guide Price £625,000**

### Front of Property:

Double fronted with bay fronted upvc windows brick porch with upvc door to entrance lobby. Brick paved driveway with parking for 3-4 cars. Water & electric points. Side access leading to rear garden.

### Reception 1 Lounge & Dining Room: 22' 10" x 11' 5" (6.95m x 3.48m)

Large bright reception room with plenty of natural lighting from front bay window. Wooden flooring throughout. This room is accessed by double wooden doors with the room currently used as a lounge and dining area. 2 centrally positioned ceiling lights and heated via radiators.

### Kitchen 23' 9" x 11' 8" (7.23m x 3.55m)

Large kitchen situated across the rear of the property consisting of modern fully fitted wood effect cabinets with modern chrome effect handles and integrated appliances and black granite worktops. Double range master gas cooker with matching black extractor fan and black splash back. Spot lights in the ceiling. Under counter cabinet lighting. 2 double glazed windows overlooking the garden. Double French upvc doors leading to the garden. Large fitted island/dining block seating for 6-8 people with matching black granite surface. Sky TV installed. Wooden Flooring throughout.

### Reception Room 2 12' 0" x 12' 2" (3.65m x 3.71m)

Front reception room at the front of the property with a large window. Wooden flooring and plain walls and ceilings. This room is a versatile space and could be used as a bedroom or office or TV Room. Radiator along one wall. Central ceiling pendant lighting.

### Utility Room 11' 8" x 5' 0" (3.55m x 1.52m)

Good sized room currently used as a utility/laundry room. Ceiling spot lights and upvc glazed double window. Fitted with above and below counter units matching the kitchen theme and back granite work tops. Plumbed for washing machine and space for tumble dryer vent and fridge freezer. Wooden floor throughout.

### Downstairs Shower room & WC 9' 10" x 3' 2" (2.99m x 0.96m)

Downstairs shower with larger rainfall shower head and glass door fully tiled in coffee coloured marble effect. Chrome fixtures and fittings. Large mirrored vanity basin and white WC. Fully tiled floor and to half height on the walls. Fitted with spot lights making this a bright and modern downstairs bathroom.

### Rear TV Room/Snug 8' 6" x 9' 10" (2.59m x 2.99m)

This is a versatile room currently which has wooden flooring throughout and upvc window fitted and has plumbing points fitted and heating via radiator.

### Entrance Hallway 23' 10" x 5' 4" (7.26m x 1.62m)

Wooden flooring and skirting throughout Two built-in storage cupboards under the stairs, radiator, with carpeted stairs leading to first floor, doors off the hallway leading to: Reception 1 & 2, Downstairs shower/ wc and kitchen.

### Bedroom One 10' 1" x 9' 9" (3.07m x 2.97m)

Situated to front of property with large double glazed window and wooden flooring and fully fitted wardrobes in a modern design. Ensuite bathroom with walk in shower with fitted vanity unit and chrome fixtures and fittings.

### First Floor Landing 11' 1" x 14' 5" (3.38m x 4.39m)

with fitted cupboard and loft hatch. Wooden flooring and banister. Fitted with wall and ceiling lights.

### Bedroom Two 10' 3" x 9' 8" (3.12m x 2.94m)

To the rear of the property with double glazed window completed with modern fitted wardrobes space for vanity table. Room accesses Jack & Jill bathroom. Wooden flooring.

### Bedroom Three 11' 4" x 1' 4" (3.45m x 0.41m)

Double bedroom with modern fitted wardrobes and access to Jack & Jill bathroom with wooden flooring and double glazed window to the rear of the property.



TOTAL APPROX. FLOOR AREA 1733 SQ.FT. (161.0 SQ.M.)  
(While 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 errors, omissions, or mis-statements. The 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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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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