



Property Management Ltd



Three Double Bedrooms

Top Floor Conversion

Master Bedroom with En-suite

Fitted Kitchen

Spacious Lounge

Allocated Parking for 2 cars /Off Road



Avenue Road
Romford, RM3

**Guide Price £350,000-
£375,000**

Hallway 8' 5" x 13' 6" (2.56m x 4.11m)

Spacious Hallway on first floor accessed via stairs from private entrance door. Leading to Lounge, Kitchen & WC. Stairs leading to 2nd floor.

Lounge 19' 0" x 13' 3" (5.79m x 4.04m)

Bright spacious lounge with three large mock sash windows, feature fireplace and decorative coveing to ceiling with two pendant light fittings

Kitchen 9' 2" x 7' 10" (2.79m x 2.39m)

Bright fully fitted wooden kitchen with oven, hob and extractor, stainless steel sink with mixer tap, integrated fridge freezer and space for washing machine, spot lights and pelmet lighting.

Downstairs WC 4' 0" x 4' 0" (1.22m x 1.22m)

White suite comprising of WC and handbasin with chrome accessories. Radiator heating.

Master Bedroom 19' 0" x 10' 8" (5.79m x 3.25m)

Extremely spacious master bedroom with vaulted ceilings, featuring 3 mock sash windows. This room needs to be seen to be appreciated! It has its own dressing area with cupboards leading to an en-suite shower room.

Master Bedroom En-suite 6' 0" x 8' 0" (1.83m x 2.44m)

fully fitted shower room complete with pedestal sink and close coupled toilet, chrome fittings and spotlights

Master Bedroom dressing area 9' 6" x 4' 11" (2.89m x 1.50m)

Dressing area with ample wardrobe/storage leading to en-suite bathroom.

Bedroom Two 19' 11" x 12' 0" (6.07m x 3.65m)

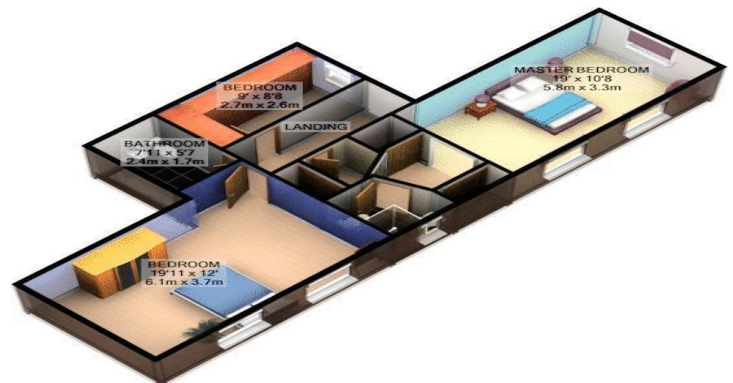
very spacious double bedroom with ample room for a seating area, three large windows allowing lots of light, vaulted ceiling with spotlight lighting.

Bedroom Three 8' 8" x 9' 0" (2.64m x 2.74m)

Another spacious double bedroom with mock sash window giving this room a bright, airy feel. With fully fitted white wardrobes and central pendant lighting.

Family Bathroom 7' 11" x 5' 7" (2.41m x 1.70m)

Comprises of white three piece bathroom suite, with chrome mixer taps. part Tiled walls & Radiator.

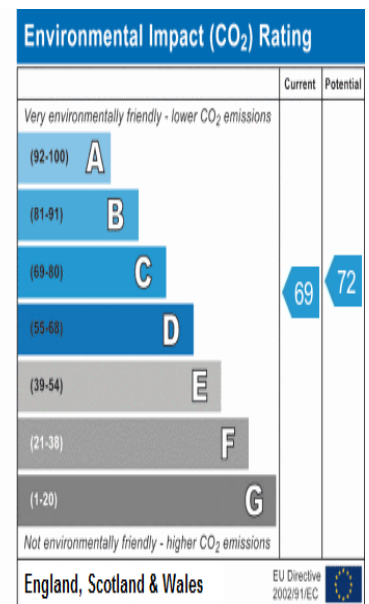
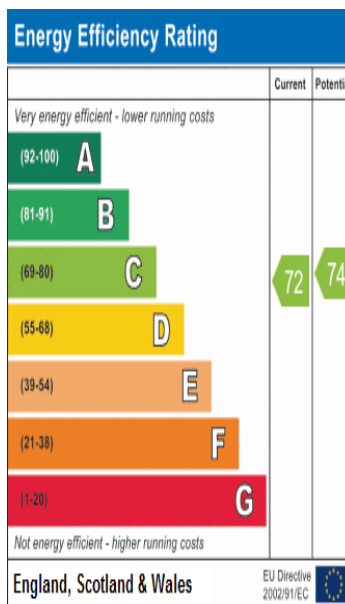


2ND FLOOR
APPROX. FLOOR
AREA 741 SQ.FT.
(68.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 500 SQ.FT.
(46.4 SQ.M.)
TOTAL APPROX. FLOOR AREA 1241 SQ.FT. (115.3 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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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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