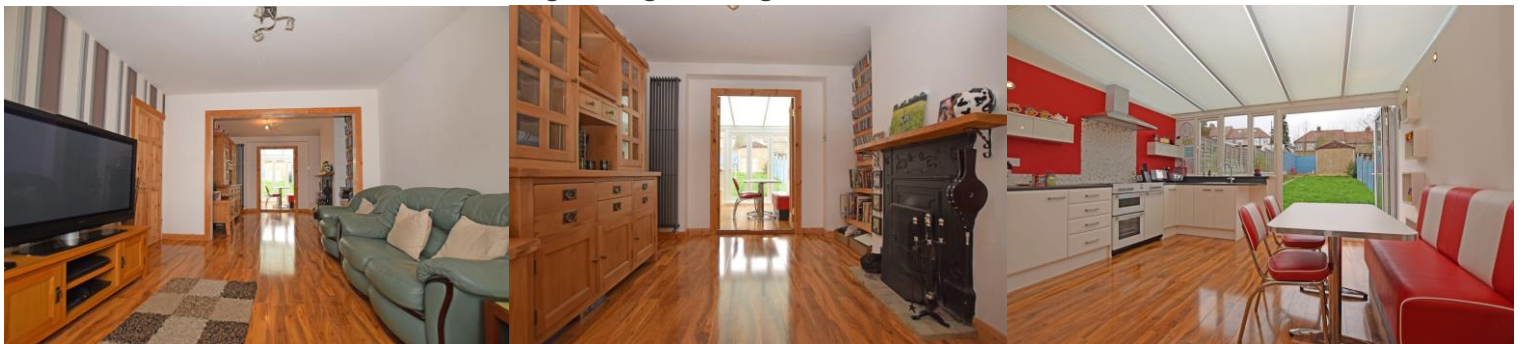


CB ESTATES

SALES, LETTINGS & PROPERTY MANAGEMENT



CB Estates are pleased to offer for sale this three bedroom mid-terraced family home ideally situated for schools, local amenities and bus routes into Romford Town Centre with its Main Line train station, shops, bars and restaurants. The accommodation comprises of spacious through lounge, modern fitted kitchen/diner, utility room, ground floor cloakroom/WC, three bedrooms, modern fitted bathroom with vaulted ceiling, good size rear garden, detached garage, off street parking for two vehicles, gas central heating and double glazing throughout. EPC:D55/E49



Mashiters Hill
Romford, RM1

Offers in Excess of
£360,000

Entrance:

Entrance via double glazed front door with canopy porch over, double glazed window to front, under stairs cupboard, wood effect flooring, stairs to first floor, power points, radiator, doors to:

Through/Lounge: 25'8 into bay window x 11'6 narrowing to 9'11:

Double glazed bay window to front, radiator, feature cast iron period style fireplace, further wall mounted contemporary style radiator, power points, wood effect flooring, double doors leading to:

Kitchen/Diner: 13'9 x 13':

Stainless steel sink unit with chrome mixer tap, range of modern fitted base and wall mounted units, integrated "Belling" five burner gas hob and oven with stainless steel cooker hood over, spotlights, wood effect flooring, power points, double glazed windows to rear, double glazed bi-folding doors to rear leading to garden, door to:

Utility Room: 8' x 6'10:

One bowl stainless steel sink unit with chrome mixer tap and side drainer, range of modern fitted base and wall mounted units, space and plumbing for washing machine, dishwasher and fridge/freezer, wood effect flooring, power points, ceiling spotlights, tiled walls, door to:

Ground Floor Cloakroom/WC:

Low-level WC, vanity wash hand basin with chrome mixer tap and storage below, tiled flooring, tiled walls, ceiling spotlights, extractor fan.

First Floor Landing:

Loft access, door to:



Bedroom One: 14'2 into bay window x 11':

Double glazed bay window to front, radiator, range of built-in wardrobes, power points.

Bedroom Two: 11'1 x 11':

Double glazed window to rear, built-in storage cupboard housing gas fired boiler, radiator, power points.

Bedroom Three: 11'4 into bay window x 6':

Double glazed bay window to front, radiator, power points.

First Floor Family Bathroom: 5'11 x 5'6:

Frosted double glazed window to rear, panelled bath unit with chrome mixer tap and built-in shower over, vanity wash hand basin with chrome mixer tap and storage below, low level WC, chrome heated towel rail, tiled walls, high vaulted ceiling with spotlights.

Exterior: Rear Garden: 61'6 x 17'6:

To the front, there is a block-paved driveway providing off street parking for two vehicles. The West facing rear garden is mainly laid to lawn with detached garage to rear.

Detached Garage: 15'8 x 8'10:

Accessed via service road, up and over door to rear, door to garden, storage, (Vehicle access is limited)

Total Approx. Floor Area 1022 SQ.FT. (94.9 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

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