

CB ESTATES

SALES, LETTINGS & PROPERTY MANAGEMENT



CB Estates are proud to offer for sale this beautifully presented two double bedroom Victorian terrace house situated close to Romford Town Centre with its shops, bars, restaurants and transport links including Crossrail. The accommodation comprises of two spacious receptions, modern fitted kitchen, two double bedrooms, large modern fitted family bathroom, landscaped South facing rear garden, off street parking to the front for two cars, original features, double glazing and gas central heating. Early viewing is strongly advised. EPC: E50



Como Street
Romford, RM7

£399,950 Freehold

Entrance:

Via double glazed front door leading to hallway, wood effect flooring, power points, radiator, stairs to the first floor, door to:

Lounge: 13'5" x 12'4" (4.09m x 3.76m):

Double glazed sash bay window to front aspect, feature Victorian style feature fireplace, coving to ceiling, ceiling rose, power points, radiator, dado rail.

Dining Room: 15'4" x 12'8" (4.67m x 3.86m):

Opening from the hallway, double glazed sash window to rear, feature period style fireplace, under stairs storage cupboard, wood effect flooring, radiator, power points, coving to ceiling, door to:

Kitchen: 14'8" x 7'1" (4.47m x 2.16m):

(Approx. 4 years old) The modern fitted kitchen has dual aspect double glazed sash windows to rear and side with a further door to rear garden, range of matching base and wall mounted cream fitted units with under unit lighting and stone effect worktops incorporating one and a half bowl butler sink unit with chrome mixer tap and side drainer, space and plumbing for fridge/freezer and washing machine, built-in oven and gas hob with cooker hood over, part tiled walls, power points, wall mounted gas fired boiler, wood effect flooring.

First Floor Split-Level Landing:

Coving to ceiling, power points, doors to:

Master bedroom: 15'2" x 13'5" (4.62m x 4.09m):

Double glazed sash bay window to front aspect, feature period style fireplace, power points, ceiling rose, radiator, picture rail.

Bedroom: 12'9" x 9'11" (3.89m x 3.02m):

Double glazed sash window to rear aspect, feature period style fireplace, power points, coving to ceiling, loft access.

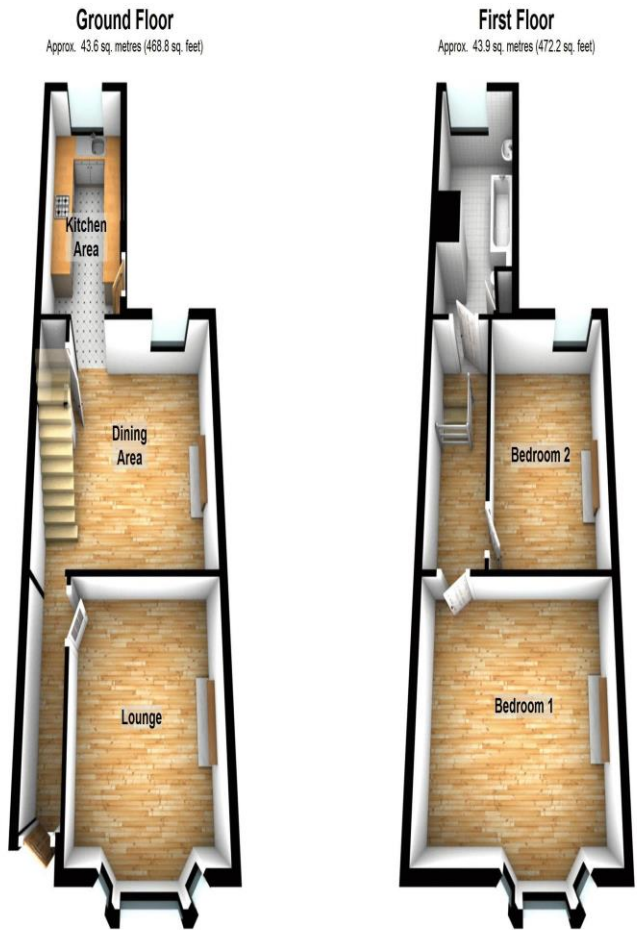
Bathroom: 14'6" x 7'3" (4.42m x 2.21m):

Opaque double glazed sash window to rear aspect, pedestal hand wash basin with chrome taps, low-level WC, panelled bath unit with chrome mixer tap, shower attachment and tiled surround, radiator, wood effect flooring, loft access and built-in storage cupboard.

Exterior: Rear garden: 88' narrowing to 72' x 16'6" narrowing to 7'8":

The landscaped rear garden commences with patio entertaining area with the remainder being laid to lawn with flowers and shrubs to bordering. There is a garden shed, and rear pedestrian gate accessed via Olive Street. To the front, there is a driveway providing off street parking for two cars.

Total Approx. Floor Area: 941.0 SQ. FT (87.4 SQ.M.)



Total area: approx. 87.4 sq. metres (941.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approx. and no responsibility is taken for any error, omission or misstatement.
The plan is for illustrative purposes only and should be used as such by any prospective purchaser.
The services, systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

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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