

# CB ESTATES

SALES, LETTINGS & PROPERTY MANAGEMENT



CB Estates are pleased to offer for sale this two double bedroom Victorian semi-detached 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 fitted bathroom, good size rear garden, double glazing throughout and gas central heating. Early viewing is strongly advised. EPC: E54/E48



**Honiton Road**  
Romford, RM7

**£325,000 Freehold**

### Entrance

Via double glazed front door leading to dining room:

### Lounge: 12'11 x 11'10 into bay window:

Three light double glazed splay bay window to front, coving to ceiling, radiator, power points.

### Dining Room: 12'11 x 11'6:

Double glazed door to rear and side, power points, coving to ceiling, wood effect flooring, stairs to first floor, radiator, door to:

### Kitchen: 11'2 x 7':

Double glazed windows to rear and side, one and a half bowl sink unit with chrome mixer tap and side drainer, range of matching base and wall mounted units, space and plumbing for washing machine, fridge/freezer and tumble dryer, integrated four burner electric hob, integrated electric double oven, wooden flooring, coving to ceiling, wall mounted gas fired boiler, power points.

### First Floor Landing:

Built-in storage unit, coving to ceiling, radiator, power points, doors to:

### Bedroom One: 12'11 x 9'9

Two double glazed windows to front, coving to ceiling, radiator, power points, ceiling spotlights.

### Bedroom Two: 11'6 x 6'9:

Two double glazed windows to rear and side, coving to ceiling, radiator, power points, loft access.

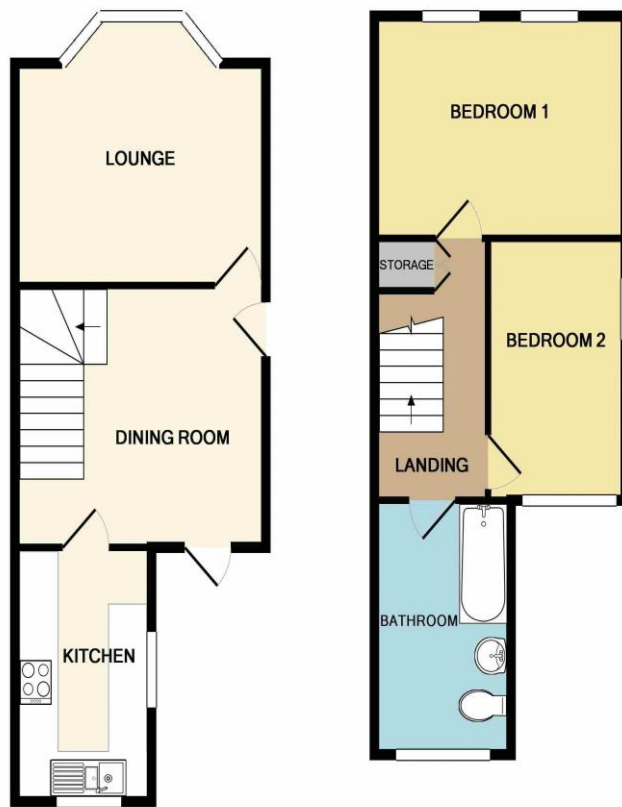
### Bathroom: 11'2 x 7':

Frosted double glazed window to rear, panelled bath unit with mixer tap, low-level WC, pedestal wash hand basin with chrome taps, vinyl flooring, part tiled walls, radiator.

### Exterior: Rear Garden: 66'8 narrowing to 54'5 x 16'11 narrowing to 8'6:

The rear garden commences with a patio area with the remainder being laid to lawn. There is a pond to the rear and pedestrian side access leading to front.

### TOTAL APPROX. FLOOR AREA 717 SQ.FT (66.6 SQ.M)



GROUND FLOOR  
APPROX. FLOOR  
AREA 365 SQ.FT.  
(33.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 352 SQ.FT.  
(32.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 717 SQ.FT. (66.6 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  
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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.

CB Estates Ltd

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