

# CB ESTATES

SALES, LETTINGS & PROPERTY MANAGEMENT



CB Estates are delighted to offer for sale this newly refurbished one double bedroom ground floor flat ideally situated for local amenities and transport links with bus routes into Romford Town Centre and Harold Wood Main Line station (Approx.1 Mile). The property has been finished to a high specification by the current owners now offering a newly fitted kitchen, modern fitted bathroom, spacious lounge, double bedroom, double glazing throughout, gas central heating and the added benefit of having your own private rear garden.



**Leyburn Crescent**  
Romford, RM3

**Guide Price £180,000 -  
£190,000 Leasehold**

### Entrance:

Via communal front door with secure entry phone system leading to own front door:

### Hallway:

Radiator, meter cupboard, power points, doors to:

### Reception: 15'9" narrowing to 11'11" x 11'11" narrowing to 6':

Two double glazed windows to rear, power points, two radiators, built-in storage cupboard, double glazed door leading to rear garden.

### Newly Fitted Kitchen: 9'7" x 8'11":

Double glazed window to front, one bowl stainless steel sink unit with chrome mixer tap and side drainer, range of fitted base and wall mounted units, integrated electric oven and hob with stainless steel cooker hood over, power points, part tiled walls, built-in storage units, wall mounted "Potterton" gas fired combination boiler, radiator, space and plumbing for washing machine and fridge/freezer.

### Bedroom: 12'10" x 9'7":

Double glazed window to front, power points, radiator.

### Bathroom: 6'3" x 6'2":

Double glazed window to side, low level wc, vanity wash hand basin with chrome taps and storage below, panelled bath unit with chrome mixer tap, tiled walls.

### Exterior: 29'11" x 27':

The rear garden commences with a patio area with the remainder being laid to lawn.

### Total Approx. Floor Area 463 SQ.FT. (43.0 SQ.M)



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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.

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