

CB ESTATES

SALES, LETTINGS & PROPERTY MANAGEMENT



CB Estates are delighted to offer for sale this beautifully presented two 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 bedrooms, large fitted bathroom, good size rear garden, double glazing and gas central heating. Early viewing is strongly advised. EPC: E50



Honiton Road
Romford, RM7

£350,000 Freehold

Entrance:

Via wooden front door with coloured glazed inserts leading to:

Dining Room: 12'11 x 11'7:

Double glazed window to rear, wooden flooring, coving to ceiling, dado rail, stairs leading to the first floor, under stairs storage cupboard, power points, radiator with wooden cover, door to:

Lounge: 12'11 x 12' into the bay window:

Three light double glazed splay bay window to front, power points, wooden flooring, coving to ceiling, feature Victorian style fireplace with tiled inset, built-storage units and bookshelves, ceiling rose, radiator with wooden cover.

Kitchen: 11'1 x 7:

Two glazed windows to side, one bowl sink unit with chrome mixer tap and side drainer, range of matching modern fitted base and wall mounted units, integrated washing machine and dishwasher, four burner gas hob and oven with extractor fan over, space and plumbing for fridge/freezer, power points, tiled flooring, ceiling spotlights, door to:

Utility Room: 6'5 x 5'5:

Glazed windows surrounding, door to rear garden, wall mounted "Vaillant" gas fired boiler.

First Floor Landing:

Loft access, dado rail, coving to ceiling, doors to:

Bedroom One: 12'11 x 9'10:

Two double glazed windows to front, power points, coving to ceiling, radiator, built-in storage cupboard.

Bedroom Two: 9'11 x 8'4:

Double glazed window to rear, power points, coving to ceiling, dado rail, radiator.

Family Bathroom: 11'1 x 7':

Glazed windows to rear and side, low-level WC, panelled bath unit with chrome mixer tap and built-in shower over with shower screen, part tiled wall, pedestal wash hand basin with chrome taps, part wood panelled wall, two built-in storage cupboards with one housing hot water cylinder, radiator.

Exterior: Rear Garden: 65' x 16'10:

The Rear garden commences with a decked entertaining area with the remainder being mainly laid to lawn. Side gate leading to front.

Total Approx. Floor Area 748 SQ.FT. (69.5 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 403 SQ.FT.
(37.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 345 SQ.FT.
(32.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 748 SQ.FT. (69.5 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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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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