

# CB ESTATES

SALES, LETTINGS & PROPERTY MANAGEMENT



This three bedroom semi-detached family offered by CB Estates comprises of a spacious lounge, dining room, fitted kitchen, three bedrooms and first floor bathroom. There is a good size rear garden, double glazing and gas central heating. The property is also situated close to transport links, local parks and amenities.

EPC: D57



**Leamington Road**  
Romford, RM3

**£260,000 Freehold**



**Entrance:**

Via double glazed front door leading to:

**Lounge: 19'6 x 13'11 narrowing to 11'2:**

Double glazed windows to front and side, feature working fireplace, stairs to first floor, power points, radiator, coving to ceiling, recess storage area.

**Dining Room: 11'3 x 8'9:**

Double glazed window to rear, radiator, power points, coving to ceiling, opening to:

**Kitchen: 11'4 x 7'10:**

Double glazed window to rear, double glazed door to side, one bowl sink unit with chrome mixer tap and side drainer, range of matching base and wall mounted units, space and plumbing for low level fridge/freezer, washing machine and cooker, power points, tiled walls, vinyl flooring, wall mounted "Worcester" gas fired combination boiler.

**First Floor Landing:**

Double glazed window to side, built-in storage cupboard, doors to:

**Bedroom One: 12'11 x 10'9:**

Double glazed window to front, power points, coving to ceiling, radiator.

**Bedroom Two: 11'6 x 9'8:**

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

**Bedroom Three: 8'5 x 8'1:**

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

**First Floor Bathroom: 7'8 x 6'4:**

Double glazed window to side, low level WC, pedestal wash hand basin with chrome taps, panelled bath unit with chrome mixer tap and built-in shower over with shower screen, wooden flooring, radiator, ceiling spotlights, tiled walls.

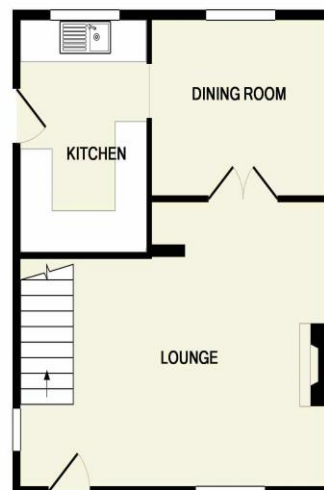
**Exterior: Rear Garden 50' x 25'9:**

The front garden is mainly laid to lawn with side gate leading to rear garden. The rear garden commences with a patio entertaining area with the remainder being mainly laid to lawn with a further patio seating area and storage shed with WC.

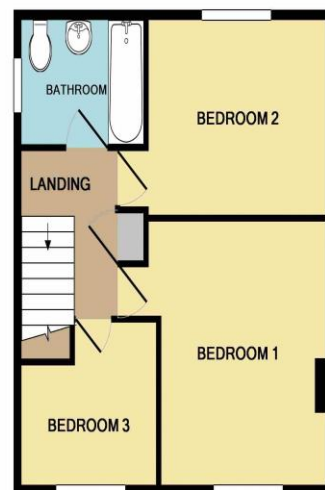
**External Storage Room/WC: 7'2 x 6'2:**

High flush WC, power points, storage.

**Total Approx. Floor Area 879 SQ.FT. (81.6 SQ.M.)**



GROUND FLOOR  
APPROX. FLOOR  
AREA 441 SQ.FT.  
(41.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 437 SQ.FT.  
(40.6 SQ.M.)

**TOTAL APPROX. FLOOR AREA 879 SQ.FT. (81.6 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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