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Carter Drive, Collier Row, Romford

WN
PROPERTIES

Carter Drive Collier Row

£425,000

Extremely well presented and extended 1930's Nash built semi detached house situated in this sought after road convenient for the High Street and close to bus stops for access to Romford with its trainline to Liverpool Street and the Elizabeth Line serving Heathrow and beyond. Bus access for Hainault tube station on the Central Line is also nearby. Clockhouse Primary School is within 0.4 miles and Hainault Forest Country Park is approximately a ten minute drive. The accommodation currently comprises: open plan dining room/living room, spacious kitchen/breakfast room, three bedrooms and family bathroom. Parking to the front garden with shared driveway to garage and pleasant rear garden mainly laid to lawn. There is scope for further extension subject to the usual planning consents and the property is offered with NO ONWARD CHAIN. EPC D.



Entrance Hallway

Double glazed door and side panel lead to the hallway with window to side, radiator, stairs to first floor with ranch style balustrade and understairs storage. Part glazed door to:

Dining Room *17' 6" max x 10' 0" (5.33m x 3.05m)*

Useful built in storage cupboard housing wall mounted Vaillant Combination gas central heating boiler. Archway to:
Living Room *11' 4" x 10' 11" (3.45m x 3.32m)*

Attractive bow window to front, radiator, feature stone fire surround and hearth with inset electric fire.

Kitchen/Breakfast Room *14' 0" max x 8' 10" (4.26m x 2.69m)*

Comprehensively fitted with a wide array of built in wall mounted, drawer and base cupboards with contrasting work surface and upstand. Bosch gas hob and double electric oven with cooker hood above, Integrated fridge and space for slimline dishwasher, washing machine and tumble dryer. Additional storage to one

wall incorporating breakfast bar. Windows to side and rear and part glazed door to garden.

First Floor Landing

Window to side, access to loft space which is partially boarded. Doors to:

Bedroom One *10' 11" x 9' 9" (3.32m x 2.97m)*
Window to front and radiator.

Bedroom Two *10' 7" x 10' 0" (3.22m x 3.05m)*
Window to rear and radiator.

Bedroom Three *7' 8" x 7' 4" (2.34m x 2.23m)*
Window to front and radiator.

Family Bathroom

Concealed cistern w.c., vanity wash hand basin with storage below, panelled bath with mixer tap with wall mounted shower above. Tiling to walls, extractor fan, radiator with towel rail and window to rear.

Externally

Block paved parking to front with attractive flower and shrub bed with brick retaining wall. Shared driveway to garage and rear garden.

Garage/Storage Shed

Up and over door, light and power connected. Garage is *16' 11" x 8'* and the shed area is *6' 11" x 8'*.

Rear Garden

Gated access from shared driveway with attractive block paved patio area with the remainder being laid to lawn with fencing to boundaries. External water tap.



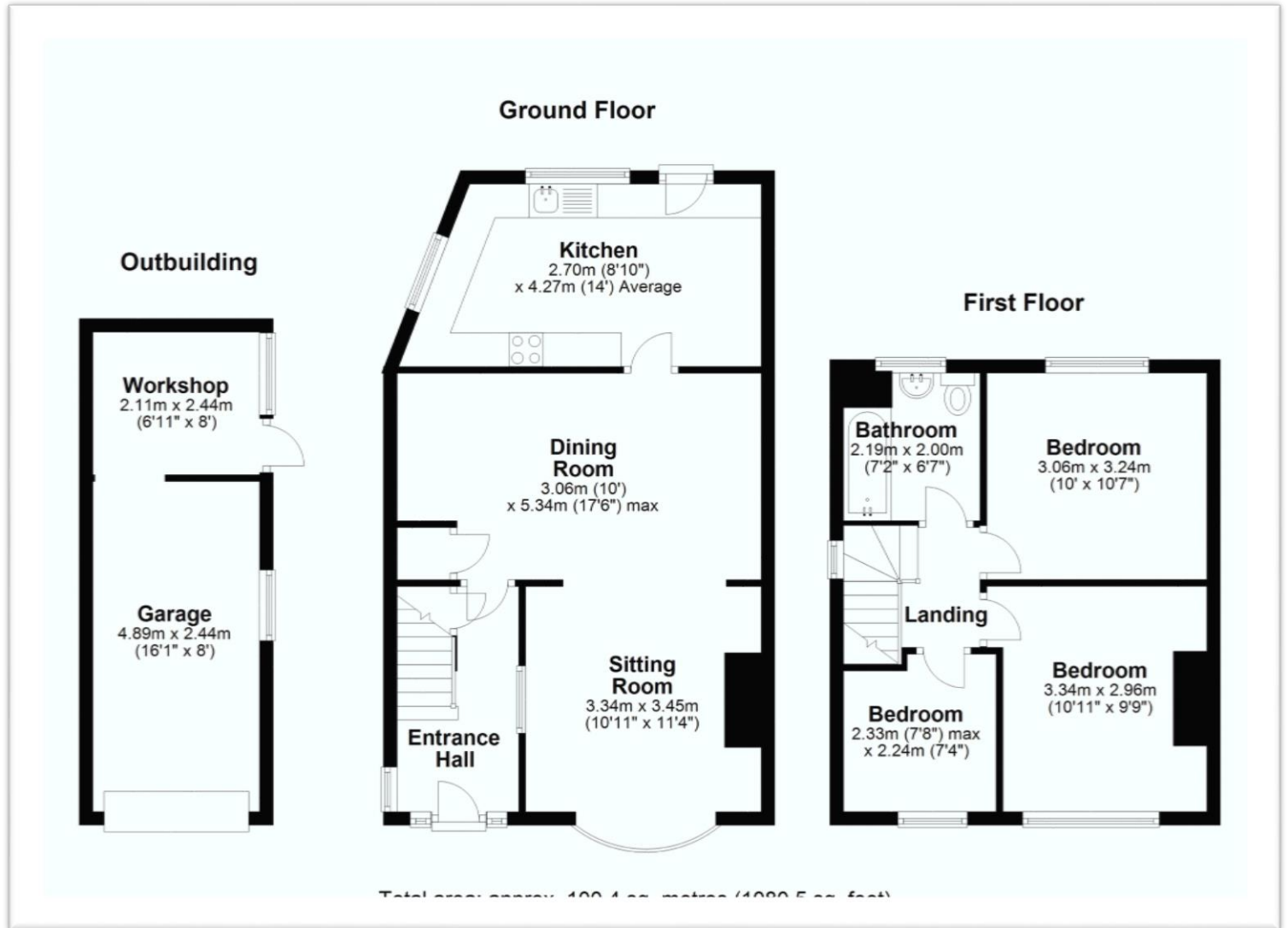


Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax Band D

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