



3 Bedrooms

2 Receptions

Garage

Garden

Double glazing

Gas central heating



**Parkside Avenue
Romford**

**Offers in Excess of
£349,000**

Fox Estates are pleased to offer this bay fronted end terrace house with 3 bedrooms and a garage. The property has double glazing and gas fired central heating. Contact us now to book your viewing !!

Entrance Porch

Entrance hall

Double glazed door, radiator and cupboards with meters.

Dining Room 11' 3" x 11' 10" (3.43m x 3.61m)

Double glazed window to front and radiator.

Lounge 14' 10" x 11' 10" (4.52m x 3.61m)

Double glazed doors to rear garden, fire surround and radiator.

Kitchen 12' 6" x 6' 5" (3.8m x 1.96m)

Double glazed window and door to garden. Sink with plumbing for washing machine and dish washer. Fitted wall cupboards with matching base units and work tops.

Landing

Access to insulated loft.

Bedroom 1 11' 3" x 11' 1" (3.43m x 3.38m)

Double glazed window to front and radiator

Bedroom 2 11' 2" x 11' 1" (3.41m x 3.38m)

Double glazed window to rear, radiator and wardrobes.

Bedroom 3 7' 2" x 7' 2" (2.19m x 2.19m)

Double glazed window to front and radiator.

Bathroom 8' 1" x 7' 2" (2.47m x 2.19m)

Double glazed window to rear and radiator. Shower cubicle, bath with shower attachment, W/C and wash hand basin.

Garden

Lawn and patio.

Garage 26' 5" x 6' 9" (8.05m x 2.06m)

Garage to side with power and drive to front.

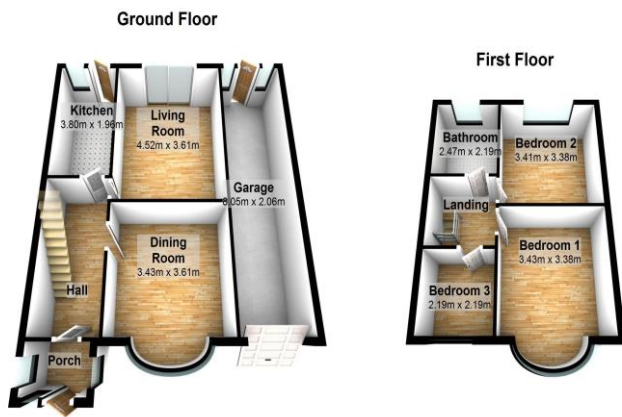


Illustration For Identification Purposes Only. Not To Scale
55 Parkside avenue, Romford

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		78
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	