



South Street

Romford, RM1 2AP

Ideally located for Romford town and station as well as the Queens hospital is this impressive three bedroom home, accommodation includes lounge, open plan kitchen diner, three bedrooms and shower room.

£400,000

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Reception Room

17'6 x 16'11 narrowing to 13'10 (5.33m x 5.16m narrowing to 4.22m)

Door to front, double glazed bay window to front, coved ceiling, feature fire surround, laminate flooring, two radiators, stairs to first floor.

Kitchen/Diner

17'6 x 15'7 narrowing to 10' (5.33m x 4.75m narrowing to 3.05m)

Double glazed french doors to rear, double glazed door to side, double glazed window to side, tiled flooring, two radiators, wall and base units, quartz worktop with inset sink, plumbing for washing machine and dishwasher, gas cooker point with extractor to remain.

Landing

Loft access with ladder and boiler, carpet, cupboard.

Bedroom One

14'6 x 8'11 (4.42m x 2.72m)

Double glazed bay window to front, coved ceiling, carpet, radiator, fitted sliderobes.

Bedroom Two

12'8 x 10'5 (3.86m x 3.18m)

Double glazed window to rear, laminate flooring, radiator, fitted sliderobes.

Bedroom Three

7'10 x 6'4 (2.39m x 1.93m)

Double glazed window to front, coved ceiling, carpet.

Shower Room

Frosted double glazed window to rear, coved ceiling, high flush WC, pedestal wash hand basin, shower cubical, tiled walls, vinyl flooring, heated towel rail.

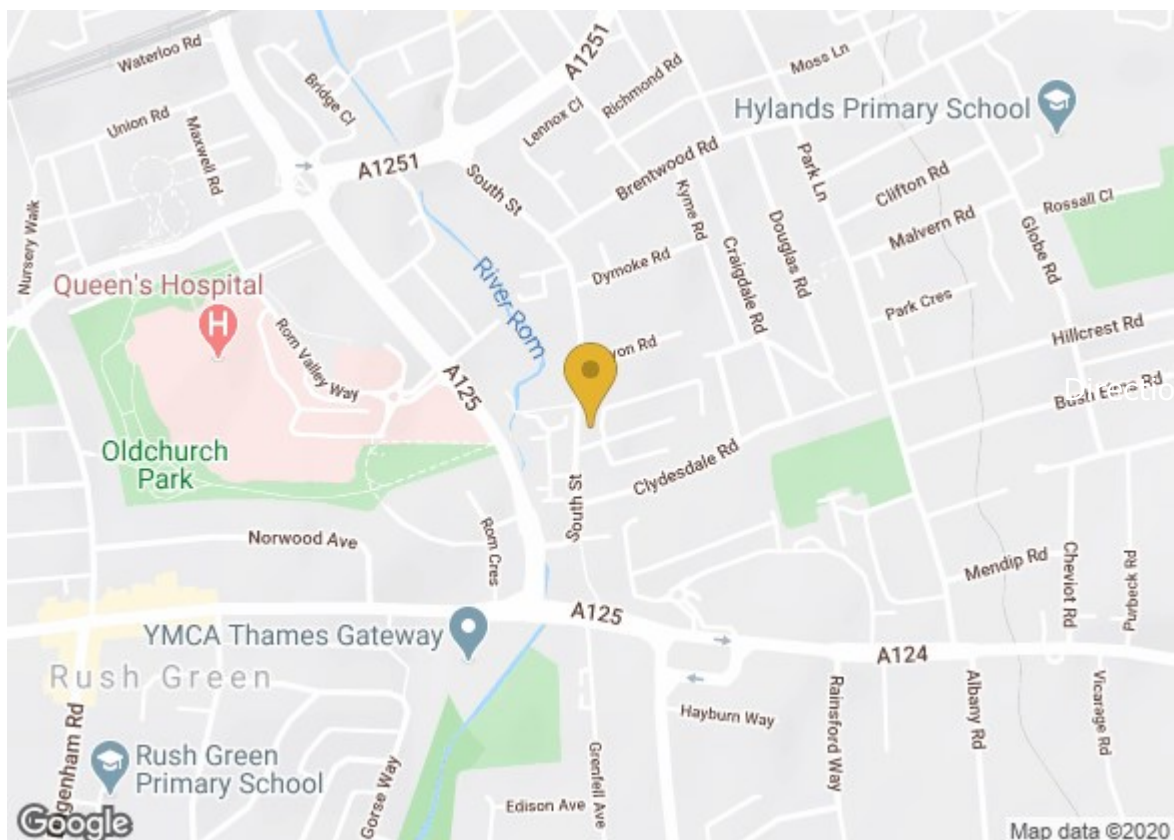
Garden

approximately 35' (approximately 10.67m)

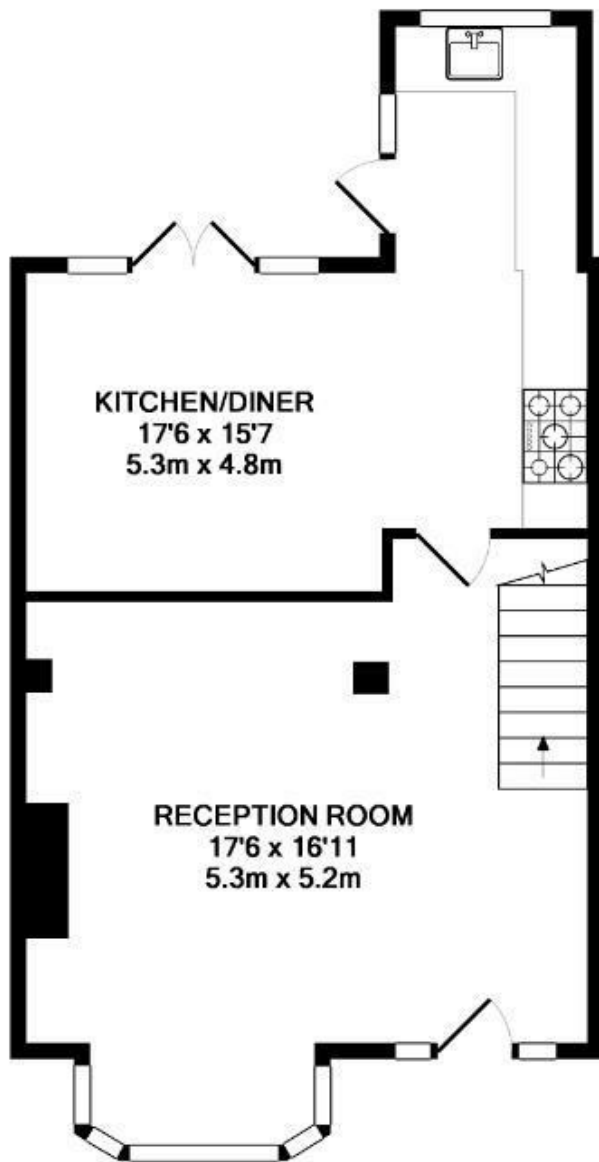
Potential for rear access, partly laid to lawn, surrounding flower beds.

Parking

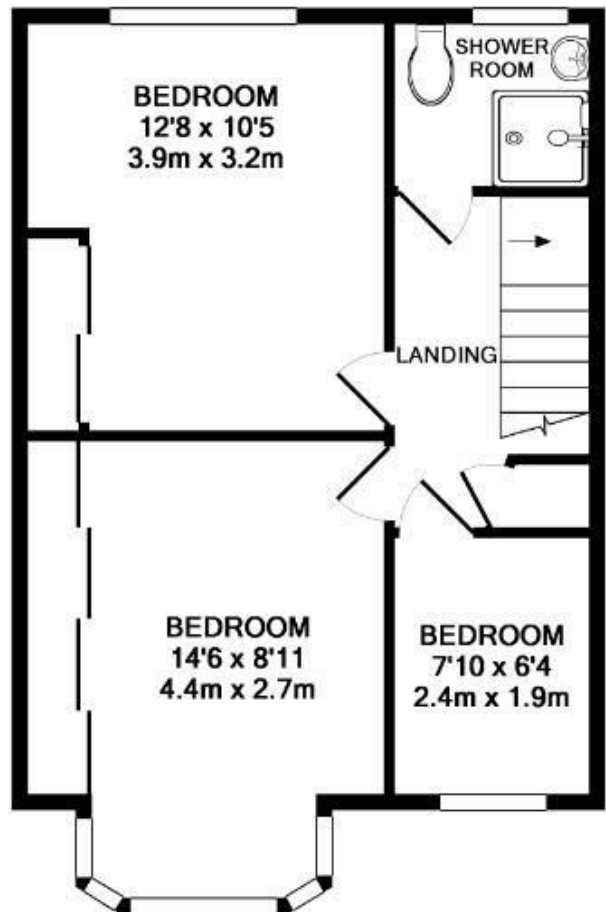
Potential for a driveway to front subject to approval for a dropped kerb from the council.







GROUND FLOOR
APPROX. FLOOR
AREA 475 SQ.FT.
(44.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 439 SQ.FT.
(40.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 914 SQ.FT. (84.9 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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