



Laurel Crescent

Romford, RM7 0RU

A most impressive three bedroom terraced home with scope to extend at the rear subject to planning permission. The accommodation includes entrance porch, hallway, lounge/diner and kitchen. To the first floor, landing, three bedrooms and bathroom. Externally there is a driveway to the front, an approx. 70ft rear garden with large decked area and summerhouse.

£400,000

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Hallway

UPVC entrance door, double glazed window. Laminate flooring, stairs to first floor, under stairs cupboard.

Lounge/Diner

28'8 x 12'4 max sizes (8.74m x 3.76m max sizes)
Double glazed bay window to front, double glazed window to rear, double glazed door to rear. Smooth ceiling, coving. Two radiators, feature gas fire. Laminate flooring.

Kitchen

12'3 x 6'8 max sizes (3.73m x 2.03m max sizes)
Double glazed window and double glazed door to rear garden. Range of base and eye level wall units with worktops, electric hob set into worktop, integrated stainless steel oven, single drainer double bowl stainless steel sink, space for free standing fridge and washing machine. Smooth ceiling, coving. Part tiled walls. Vinyl flooring.

Landing

Smooth ceiling, coved ceiling, access to loft space, carpet,

Bedroom One

15'6 x 10'11 (4.72m x 3.33m)
Double glazed bay window. Coved ceiling, laminate flooring, radiator.

Bedroom Two

12'3 x 10'10 max sizes (3.73m x 3.30m max sizes)
Double glazed window. Coved ceiling, radiator with thermostatic valve.

Bedroom Three

8'10 x 6'11 (2.69m x 2.11m)
Double glazed window. Coved ceiling, radiator with thermostatic valve, laminate flooring.

Bathroom

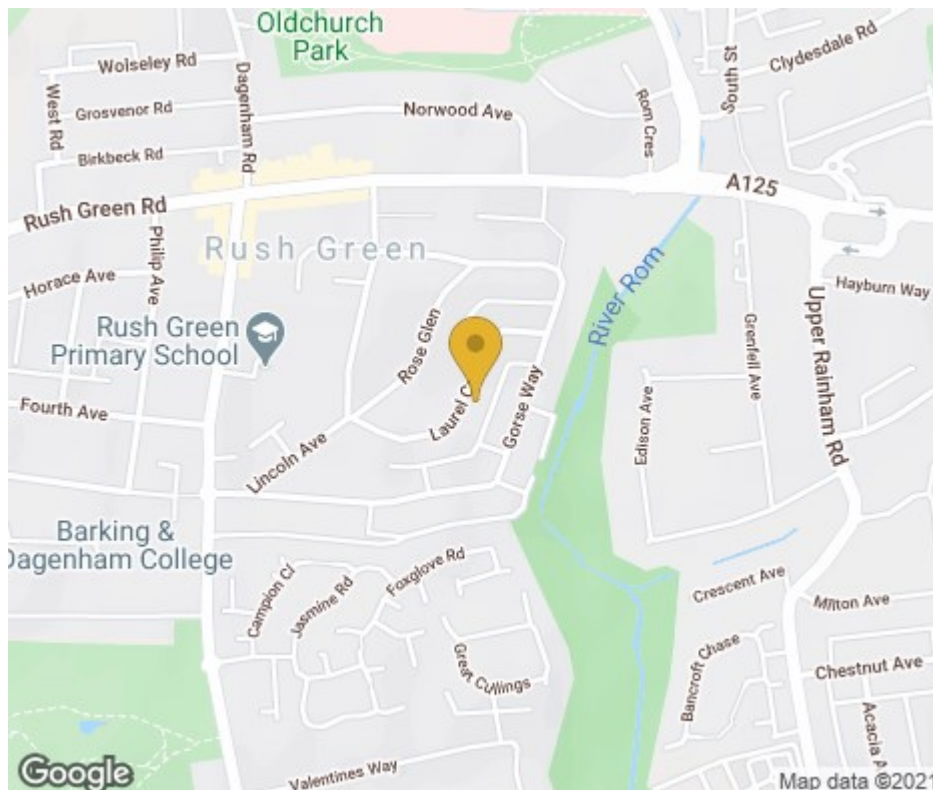
6'11 x 6'9 (2.11m x 2.06m)
Double glazed window. Suite comprising panelled bath, separate over head electric shower, sink unit with cupboard beneath, low level WC, smooth ceiling, coved ceiling, part tiled walls, radiator with thermostatic valve, laminate flooring.

Rear Garden

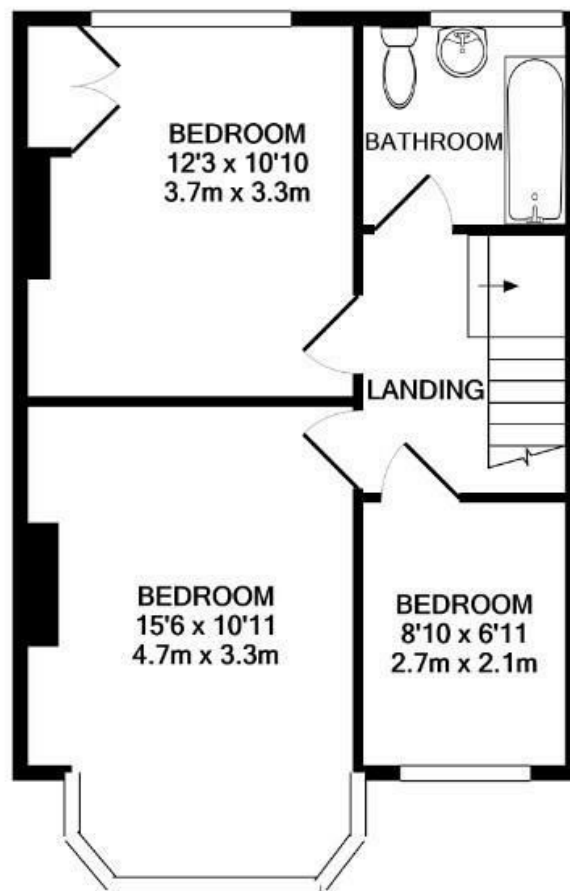
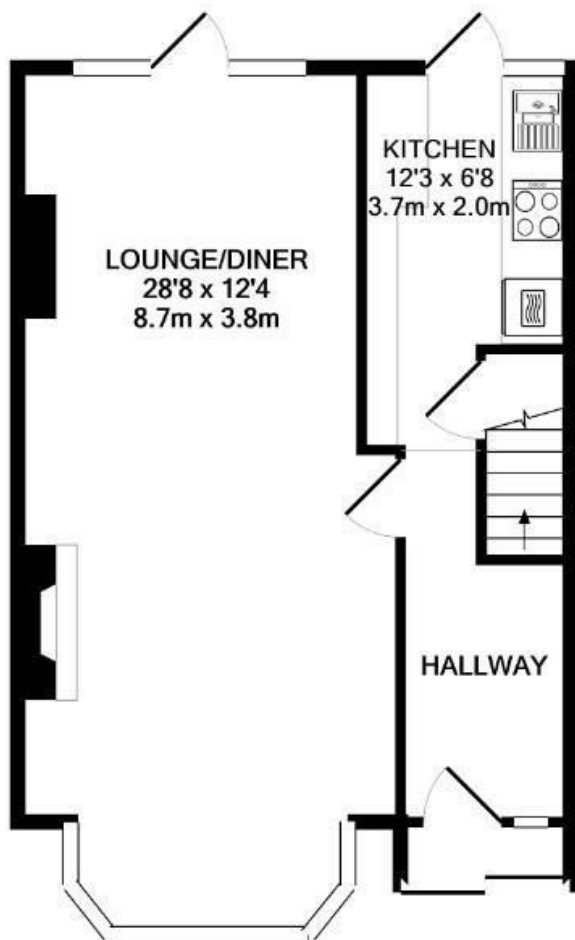
70' approx. (21.34m approx)
Raised deck seating area directly to the rear, steps leading down to garden with lawn with flower beds. concrete area and shed, summer house.

Summer House

11'9 x 9'7 (3.58m x 2.92m)
Power and lighting, decked area to front,.







TOTAL APPROX. FLOOR AREA 915 SQ.FT. (85.0 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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