


**Mawney Close, Romford,**

Guide Price: £250,000

Bairstow eves










CELVIANO



Spacious 2-Bedroom First-Floor Maisonette With Exceptional Rear Garden – No Chain

A fantastic opportunity to purchase this well-presented two-bedroom first-floor maisonette, ideally positioned within a quiet culdesac and benefiting from a 99-year lease.

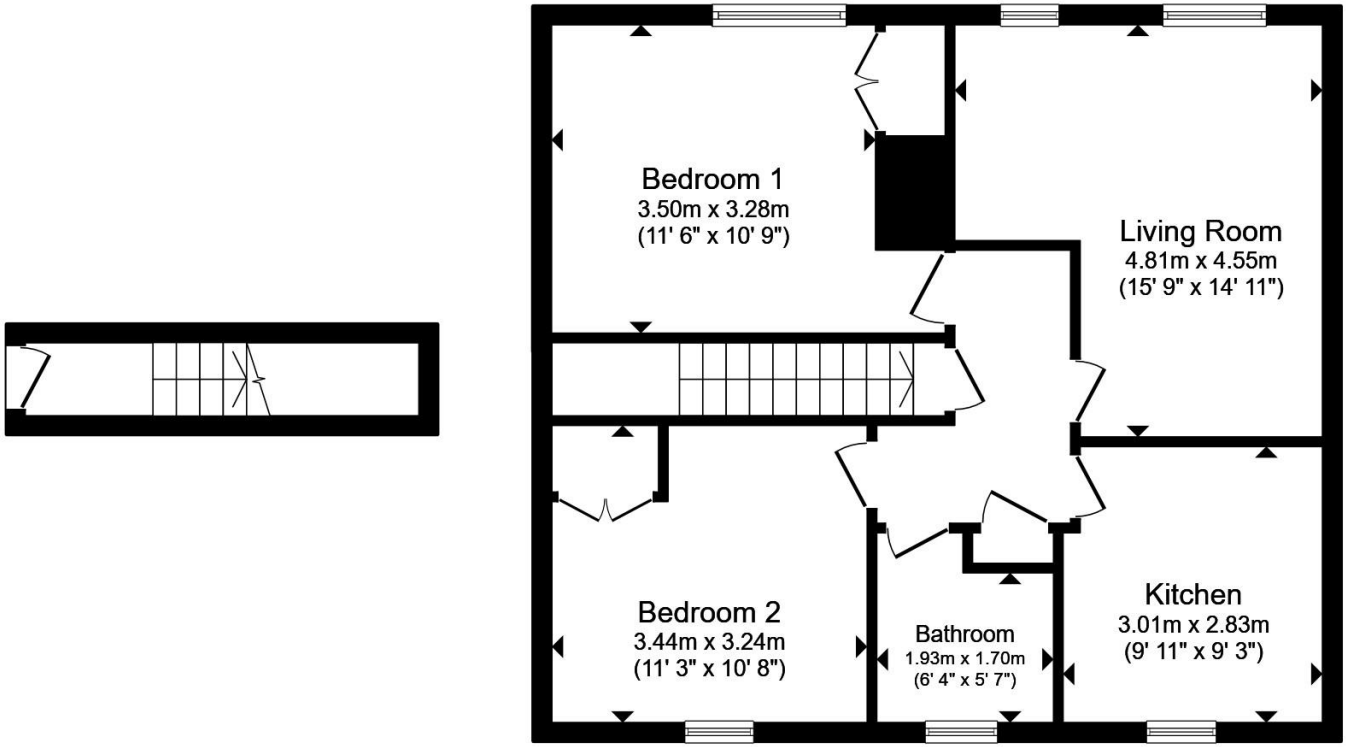
This property is perfectly suited to first-time buyers, downsizers, or investors seeking a wellproportioned home with impressive outside space.

One of the standout features of this maisonette is its largerthanaverage rear garden—a rare find for a property of this type. Offering excellent privacy, the garden provides plenty of room for entertaining, gardening, children's play areas, or simply relaxing outdoors.

Inside, the accommodation is bright and well laid out, featuring two comfortable bedrooms, a generous living area, and a practical kitchen/bathroom arrangement. The property also benefits from its own private entrance, enhancing the sense of independence and space.








## Ground Floor

## First Floor

Total floor area 67.3 m² (724 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **B**

Tenure: **Leasehold**

Service Charge: **£878**

Years Left on Lease: **98**

Ground Rent: **£10**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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Code: COL_COL260513_R6PL_8