

Lynton Avenue

Romford

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Guide Price
£400,000 - £425,000
Freehold

• NO ONWARD CHAIN
• 22' THROUGH LOUNGE
• 86' REAR GARDEN
• 12' MASTER BEDROOM
• FIRST FLOOR FAMILY BATHROOM
• OFF STREET PARKING TO THE FRONT
• HUGE POTENTIAL FOR FURTHER EXPANSION
SUBJECT TO THE NECESSARY PLANNING CONSENTS
• COUNCIL TAX BAND: C









ENTRANCE HALL :
Textured ceiling with cornice coving, radiator, stairs to the first floor.

THROUGH LOUNGE :
22'2 x 11'7 > 10'1.
Double glazed windows to the front, double glazed doors to the rear, smooth ceiling with cornice coving, two radiators.

KITCHEN :
10'6 x 6'7.
Textured ceiling, eye and base level units with worksurfaces over, single sink drainer unit with mixer tap, Logic oven with a four ring Lamona gas hob over, extractor fan above, boiler, space for appliances, fridgemaster Fridge to remain.

FIRST FLOOR LANDING :
Textured ceiling with cornice coving, loft hatch.



BEDROOM ONE :
12'1 x 10'9.
Double glazed window to the front, smooth ceiling with cornice coving, radiator.

BEDROOM TWO :
11' x 10'.
Double glazed window to the rear, smooth ceiling, radiator.

BEDROOM THREE :
7'9 x 5'9 at the widest points.
Double glazed window to the front, smooth ceiling, radiator.

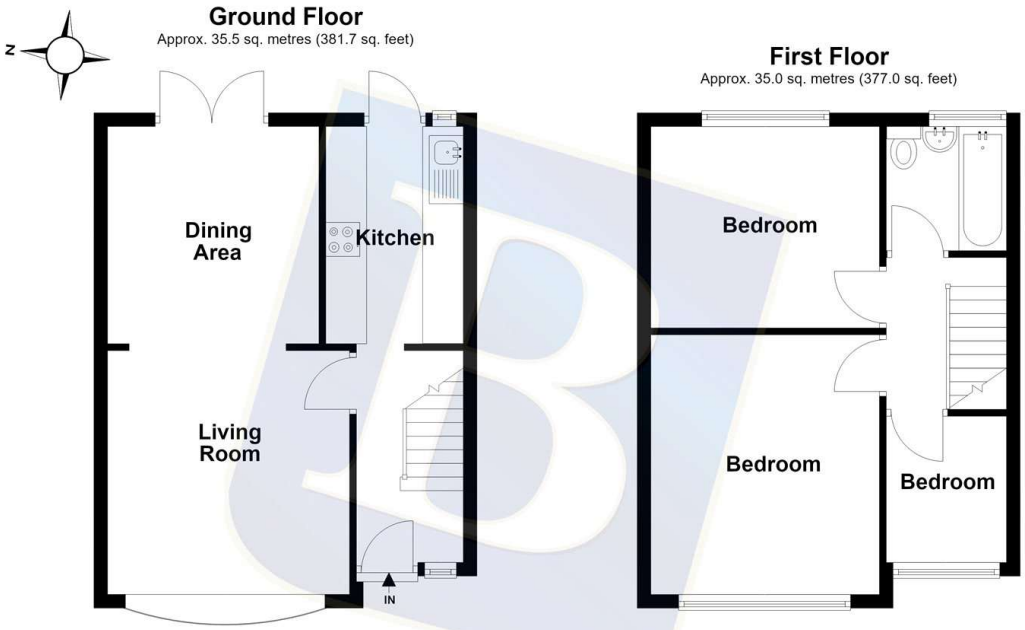
BATHROOM :
Obscure double glazed window to the rear, textured ceiling, radiator, low level wc, pedestal wash hand basin, bath with a mixer tap and shower attachment.

GARDEN :
86'.
Decking, laid lawn.

FRONT OF PROPERTY :
Off street parking.

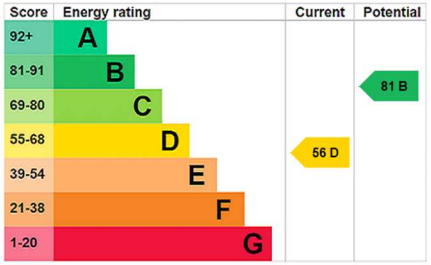
BUYERS INFORMATION PACK :
Please see below a link to the Buyers Information Pack / TA forms:
https://res.gazeal.co.uk/#/bip-docs?appuid=1951891776aa80df06052a1025106933

AGENTS NOTE :
Please note that some images have been virtually staged for marketing purposes only.



Total area: approx. 70.5 sq. metres (758.7 sq. feet)

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Agents Aperture
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Plan produced using PlanUp.



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