

Mawney Road

Romford

Mawney Road
Romford
Guide Price
£500,000 – £525,000
Freehold

- THREE BEDROOM DETACHED FAMILY HOME
- DOUBLE STOREY EXTENSION TO THE REAR
- POTENTIAL FOR A DOUBLE STOREY EXTENSION TO THE SIDE
- ATTACHED GARAGE
- GROUND FLOOR SHOWER ROOM/ WC
- FIRST FLOOR FOUR PIECE FAMILY BATHROOM
- 60' REAR GARDEN
- 13' KITCHEN
- 20' THROUGH LOUNGE
- OFF STREET PARKING FOR TWO VEHICLES
- COUNCIL TAX BAND: E









FRONT OF PROPERTY :
Off street parking for two vehicles.

PORCH :
Smooth ceiling, door to entrance hall.

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

SHOWER ROOM :
5'5 x 5'2.
Obscure double glazed window to the flank, smooth ceiling with cornice coving, low level wc, sink with mixer tap, radiator, shower cubicle with a hand held shower.



THROUGH LOUNGE :
23'2 x 10'9.
Double glazed window to the front, smooth ceiling with cornice coving, two radiators.

KITCHEN / DINER :
13'4 x 9'.
Double glazed window to the rear, double glazed door to the flank, eye and base level units with worksurfaces over, Samsung oven with four ring Diplomat hob over, extractor fan, one and a half sink drainer unit with mixer tap, smooth ceiling with cornice coving, radiator.

UTILITY ROOM :
Door to the flank, space for appliances.

FIRST FLOOR LANDING :
Double glazed window to the rear, textured ceiling with cornice coving, loft hatch.

BEDROOM ONE :
13'5 x 9'.
Double glazed window to the flank and rear, smooth ceiling with cornice coving, radiator, fitted wardrobes.

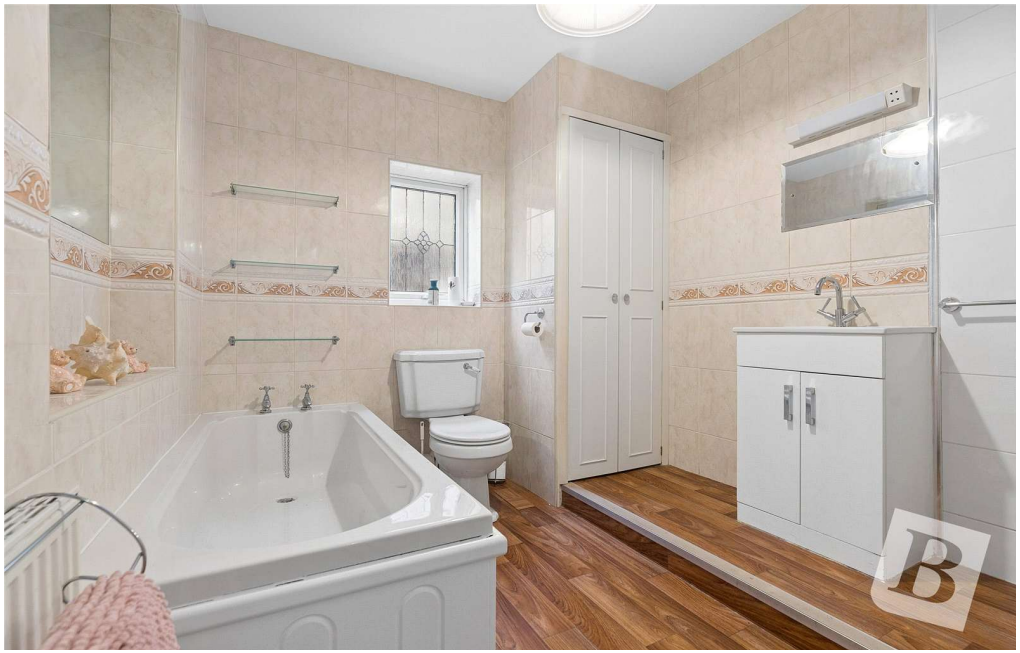
BEDROOM TWO :
12'4 x 10'.
Double glazed window to the front, smooth ceiling with cornice coving, radiator, fitted wardrobes.

BEDROOM THREE :
7'1 x 6'5.
Double glazed window to the front, textured ceiling with cornice coving, radiator.











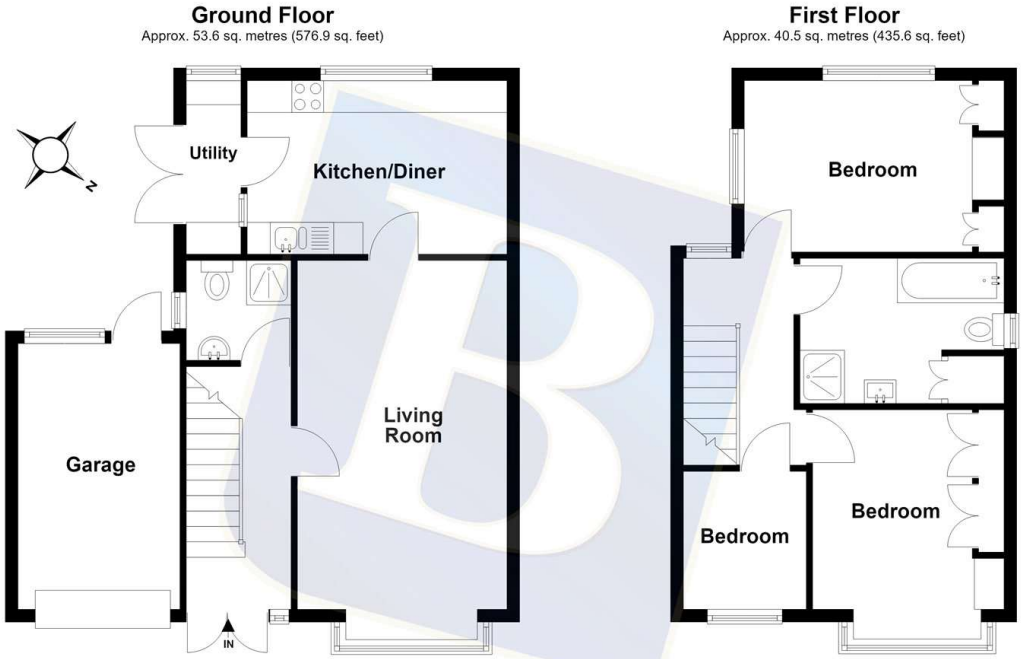


BATHROOM :
10'6 x 7'8.
Obscure double glazed window to the flank, smooth ceiling, radiator, low level wc, bath with a mixer tap, shower cubicle with a wall mounted shower, sink.

ATTACHED GARAGE :
16'9 x 8'7.
Up and over door to the front, double glazed window to the flank and rear, door to the rear, power and lighting.

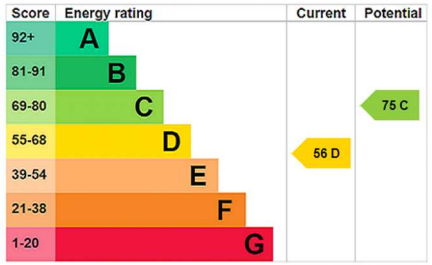
GARDEN :
60'.
Patio area, astro turf, side access.

BUYERS INFORMATION PACK :
Please see below a link to the Buyers Information Pack / TA Forms:
https://res.gazeal.co.uk/#/bip-docs?appuid=6983544306aa41003bf18d4089430643



Total area: approx. 94.1 sq. metres (1012.5 sq. feet)

This plan is for illustrative purposes only and no responsibility is taken for any error, omission or misstatement. The appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings may not be represented in their actual location in relation to the property. Compass point, measurements and total areas should be considered inaccurate and checked as no guarantee is given to their accuracy. Buyers are strongly advised to take their own measurements and compass bearing.
Agents Aperture
agentsaperture.co.uk
Plan produced using PlanUp.



Balgores, 5-6 Victoria Road, Station Chambers,
Romford, RM1 2HS

Tel: 01708 755 507
Fax: 01708 724 468
E-mail: sales@balgoresromford.com
www.balgoresproperty.com

Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurate as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

Balgores Property Group may offer clients services from which we will or may earn commission. These services include arranging mortgages, insurance, life assurance, pensions, investments, conveyancing services, structural or house buyer surveys, chattel auction, will writing, lettings, removals, property maintenance and property management. For further information, please visit our website or click this link https://www.balgoresproperty.co.uk/terms-and-conditions/

If this property is being sold via Auction, please note that in addition to the purchase price there is a buyer's administration fee of £900 incl VAT and there may also be additional non-optional fixed or variable fees and costs. To establish the full cost of purchasing a property please inspect the legal documentation and in particular the special conditions.