



Mimosa Close
Romford



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

- FOUR BEDROOM TOWNHOUSE
- MODERN KITCHEN WITH INTERGRATED APPLIANCES
 - SEPERATE LIVING ROOM
 - CONSERVATORY
 - OFF STREET PARKING
- LOW MAINTENENCE REAR GARDEN
 - OVER 1200 SQFT OF LIVING ACCOMMODATION
 - COUNCIL TAX BAND: C



FRONT OF PROPERTY :

Off street parking for one vehicle.

ENTRANCE HALL :

17'9 x 6'.

Textured ceiling with cornice coving, storage cupboard, doors to accommodation, stairs to the first floor, radiator.

KITCHEN :

16'9 x 7'6.

Double glazed window to the front, smooth ceiling with inset spotlights, eye and base level units with worksurfaces over, Stoves hob with extractor above, one and a half sink drainer unit with mixer tap, integrated Candy washer / dryer.

LIVING ROOM :

14'6 x 10'4.

Smooth ceiling with cornice coving, cupboard housing boiler, radiator.

CONSERVATORY :

11'1 x 7'5.

Double glazed windows to the flank and rear, door to the rear, smooth ceiling with inset spotlights.

FIRST FLOOR LANDING :

13'2 x 6'.

Textured ceiling with cornice coving, doors to accommodation, storage cupboard, stairs to second floor.

BEDROOM ONE :

15'9 x 14'6 at the widest points.

Double glazed window to the rear, smooth ceiling, radiator, wardrobes.

BEDROOM FOUR :

8'7 x 8'4.

Double glazed window to the front, textured ceiling, radiator, storage cupboard.

SEPARATE WC :

5'9 x 4'.

Obscure double glazed window to the front, textured ceiling, low level wc, sink with mixer tap, heated towel rail.

FOURTH FLOOR LANDING :

7'2 x 5'9.

False ceiling, storage cupboard, doors to accommodation.

BEDROOM TWO :







11'7 x 10'9.

Double glazed window to the front, textured ceiling with cornice coving, storage cupboard, radiator.

BEDROOM THREE :

14'7 x 9'3.

Two double glazed windows to the rear, textured ceiling, radiator.

BATHROOM :

7' x 5'3.

Extractor fan, heated towel rail, low level wc, sink with mixer tap, bath with mixer tap and shower attachment.

GARDEN :

20'.

Decking to rear, shed to rear.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.

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