
Rush Green Road
Romford

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Guide Price
£550,000 - £575,000
Freehold

- NO ONWARD CHAIN
- FIVE BEDROOMS
- GREATLY EXTENDED BY THE CURRENT OWNERS
- 27' LOUNGE/DINER
- 16' FITTED KITCHEN WITH INTEGRATED APPLIANCES & BI-FOLD DOORS TO GARDEN
- GROUND FLOOR SHOWER ROOM
- SITUATED 1 MILES TO ROMFORD ELIZABETH LINE STATION
- FIRST & SECOND FLOOR FAMILY BATHROOMS
- 48' REAR GARDEN
- OUTBUILDING
- OFF STREET PARKING FOR TWO VEHICLES
- COUNCIL TAX BAND: D









ENTRANCE VIA :
Entrance door to:

PORCH :
Panelled ceiling, door to:

ENTRANCE HALL :
Obscure double glazed window to front, stairs to first floor with under stairs storage cupboard, radiator, wood effect laminate flooring, smooth ceiling with inset spotlights, doors to accommodation.

LOUNGE/DINER :
27'3 x 12'4.
Double glazed bay window to front, two radiators, wood effect laminate flooring, smooth ceiling with cornice coving and inset spotlights, opening to:



KITCHEN :
16'3 x 15'9.
Double glazed window to rear, double glazed bi-fold doors to rear, double glazed roof lantern, range of base level units with work surfaces over, inset sink drainer unit with mixer tap, space for fridge/freezer, range of matching eye level cupboards, pantry cupboard, radiator, tiled flooring, complementary tiled splash backs, smooth ceiling with inset spotlights.
Centre island housing: range of base level units with work surfaces over.
Appliances include: Hoover washing machine, Neff microwave, Bosch oven, gas hob with extractor hood over

GROUND FLOOR SHOWER ROOM/WC :
8'5 x 3'2.
Suite comprising: shower cubicle, vanity wash hand basin, low level wc. Heated towel rail, tiled flooring, complementary tiling to walls, panelled ceiling, extractor fan.

FIRST FLOOR LANDING :
Stairs to second floor, smooth ceiling with inset spotlights, doors to accommodation.

BEDROOM ONE :
15' into bay x 9'3.
Double glazed bay window to front, fitted wardrobes, radiator, wood effect laminate flooring, smooth ceiling with inset spotlights.

BEDROOM TWO :
12'2 x 11'4.
Double glazed window to rear, fitted wardrobe, radiator, wood effect laminate flooring, smooth ceiling with inset spotlights.













BEDROOM FIVE :
8'3 x 6'4.
Double glazed window to front, radiator, wood effect laminate flooring, smooth ceiling with inset spotlights.

FIRST FLOOR SHOWER ROOM/WC :
6'2 x 6'.
Obscure double glazed window to rear. Suite comprising: double length shower cubicle with wall mounted shower, vanity wash hand basin, low level wc. Heated towel rail, complementary tiling to walls, panelled ceiling, extractor fan.

SECOND FLOOR LANDING :
Smooth ceiling, doors to accommodation.

BEDROOM THREE :
10'6 x 8'10.
Double glazed window to rear, radiator, wood effect laminate flooring, smooth ceiling.

BEDROOM FOUR :
13'5 x 6'1 with restricted head height.
Two double glazed Velux windows to front, fitted wardrobes, radiator, wood effect laminate flooring, smooth ceiling.

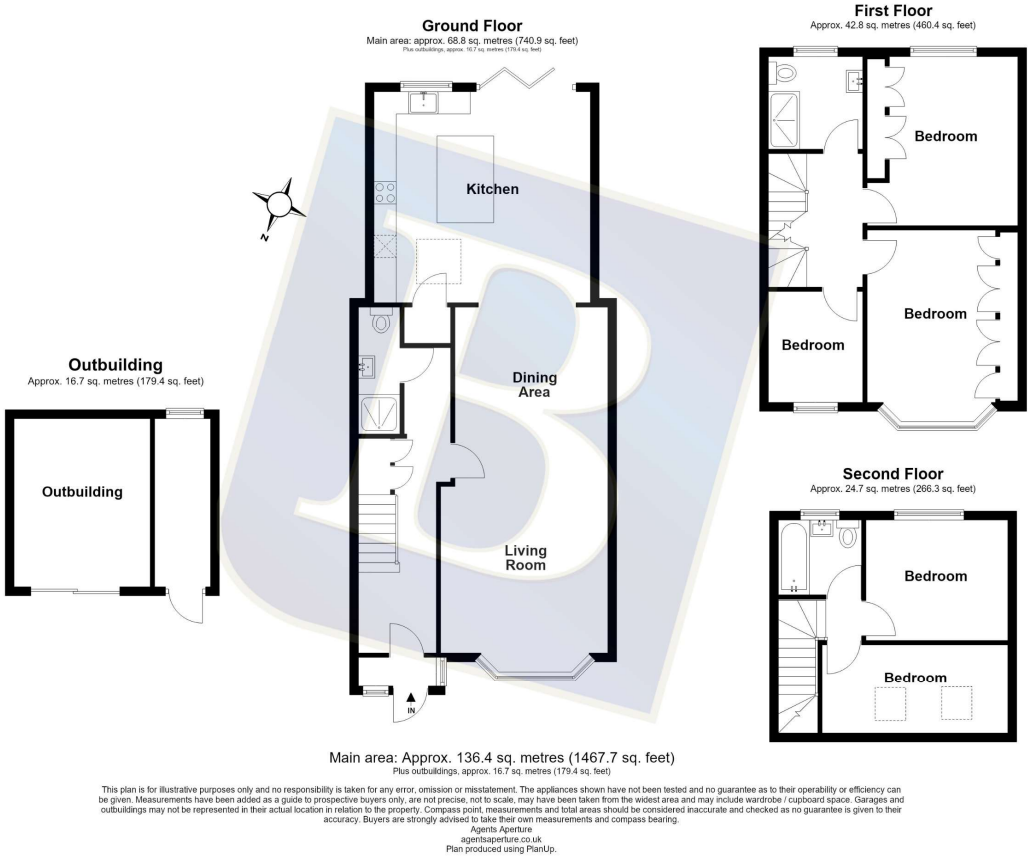
SECOND FLOOR FAMILY BATHROOM/WC :
5'7 x 5'5.
Obscure double glazed window to rear. Suite comprising: panelled bath with shower over, vanity wash hand basin, low level wc. Heated towel rail, tiled flooring, complementary tiling to walls, panelled ceiling.

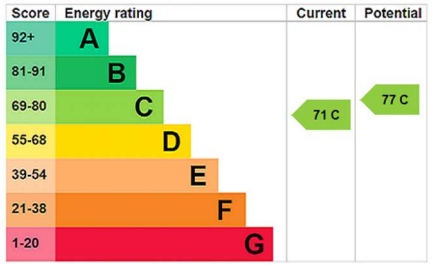
REAR GARDEN :
48'.
Commencing patio area, remainder laid to lawn, shrub borders, outside tap.

OUTBUILDING :
Split in to two sections.
11'9 x 9'4.
Double glazed sliding patio door, wood effect laminate flooring, power and lighting connected.
12'3 x 4'6.
Rear access, power and lighting connected.

FRONT OF PROPERTY :
Driveway providing off street parking for two vehicles.

BUYERS INFORMATION PACK:
Please see below a link to the Buyers Information Pack / TA Forms:https://res.gazeal.co.uk/#/bip-docs?appuid=4584870366acf4bf881e8f1025525519





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