
Havering Road
Romford.

Havering Road
Romford
£475,000

Freehold

•NO ONWARD CHAIN
•14' MASTER BEDROOM WITH EN-SUITE
•18' LOUNGE
•16' KITCHEN/DINER
•UTILTY ROOM
•OFF STREET PARKING
•COUNCIL TAX BAND: E









FRONT OF PROPERTY :
Off street parking. Door to:

ENTRANCE HALL :
Smooth ceiling, radiator, stairs to first floor accommodation with understairs storage cupboard.

GROUND FLOOR WC :
Smooth ceiling, low level wc, sink unit with mixer tap, radiator, obscure double glazed window to front.

UTILITY ROOM :
Smooth ceiling, space for appliances.

LOUNGE :
18'3x12'7
Smooth ceiling, radiator, double glazed window to rear.



KITCHEN :
16'8x8'
Smooth ceiling, radiator, double glazed window to front, a range of eye and base level units with work surfaces over, Zanussi fridge freezer, Zanussi oven, Zanussi four ring gas hob, Zanussi dishwasher, sink drainer unit with mixer tap, wall mounted boiler.

FIRST FLOOR LANDING :
Smooth ceiling, loft hatch, storage cupboard.

BEDROOM ONE :
14'4x10'2
Smooth ceiling, radiator, double glazed window to front.
EN-SUITE:
Smooth ceiling, low level wc, sink unit with mixer tap, shower cubicle, wall mounted shower, extractor fan.

BEDROOM TWO :
12'7x11'1
Smooth ceiling, radiator, double glazed window to front.

BEDROOM THREE :
13'x6'8
Smooth ceiling, radiator, double glazed window to rear.











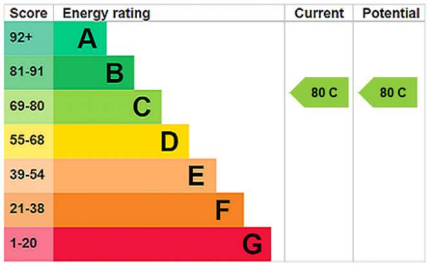


BATHROOM :
7'x6'7
Smooth ceiling, low level wc, radiator, sink unit with mixer tap, bath with mixer tap and shower attachment.

GARDEN :
45'
Patio area, 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=5891881656acfa08415f9e3019035686

The agent suggests that any interested parties should make contact with the estate agent prior to booking a viewing as the seller has been unable to provide any material information.





Total area: approx. 102.9 sq. metres (1108.0 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.

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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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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.