

Percy Road

Romford.

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Romford
Asking Price £475,000

Freehold

• WELL PRESENTED THREE BEDROOM EXTENDED FAMILY HOME
• 22' THROUGH LOUNGE
• 16' KITCHEN/DINER WITH GRANITE WORK SURFACES
• GROUND FLOOR SHOWER ROOM/WC
• OFF STREET PARKING FOR TWO VEHICLES
• 12' MASTER BEDROOM
• FIRST FLOOR FAMILY BATHROOM/WC
• 18' DETACHED DOUBLE GARAGE
• 32' LOW MAINTENANCE REAR GARDEN
• COUNCIL TAX BAND: C









ENTRANCE VIA :
Entrance door to:

PORCH :
Door to:

ENTRANCE HALL :
Stairs to first floor with under stairs storage cupboard, radiator, smooth ceiling, doors to accommodation.



LOUNGE :
22'3 x 11'8.
Double glazed window to front, two radiators, smooth ceiling with cornice coving.

KITCHEN/DINER :
16'1 x 12'9.
Double glazed window to rear, double glazed French doors to rear leading to garden, range of base level units with granite work surfaces over, inset one and a half sink drainer unit with mixer tap, Indesit washing machine, Indesit dishwasher, spaces for Range style cooker and America style fridge/freezer, range of matching eye level cupboards, radiator, smooth ceiling with cornice coving.

GROUND FLOOR SHOWER ROOM/WC :
Suite comprising: shower cubicle with rain style shower head over and separate hand shower attachment, wash hand basin with mixer tap, low level wc. Radiator, smooth ceiling, extractor fan.

FIRST FLOOR LANDING :
Access to loft, smooth ceiling, doors to accommodation.

BEDROOM ONE :
12'5 x 11'.
Double glazed window to front, fitted wardrobes, radiator, smooth ceiling.

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

BEDROOM THREE :
7'7 x 5'8.
Double glazed window to front, radiator, smooth ceiling.


B











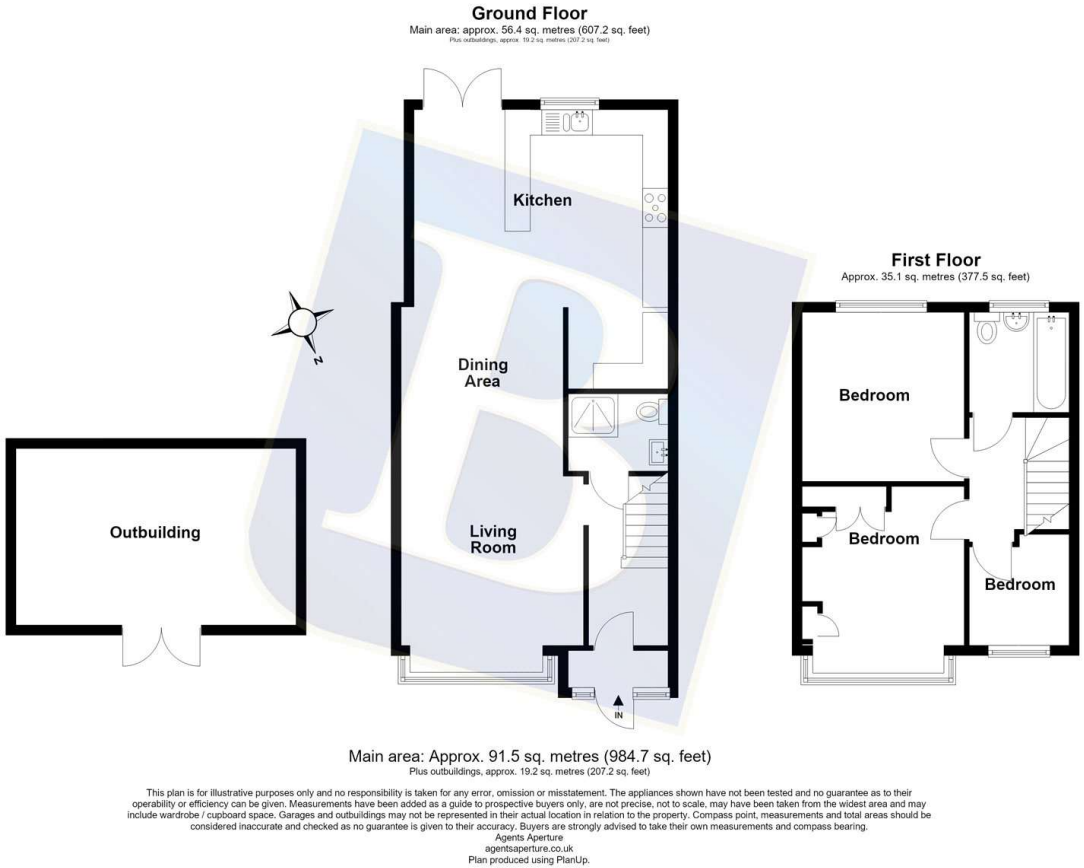
FAMILY BATHROOM/WC :
Obscure double glazed window to rear. Suite comprising: panelled bath with mixer tap, rain style shower head over and separate hand shower attachment, wash hand basin with mixer tap, low level wc. Radiaotr, towel rail, under floor heating, smooth ceiling.

REAR GARDEN :
32'.
Commencing patio area, remainder laid to artificial lawn, outside tap.

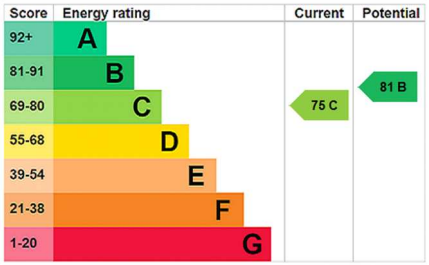
DETACHED DOUBLE GARAGE :
18' x 15'7.
Electric roller door to rear, power and lighting connected.

FRONT OF PROPERTY :
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=3028732906ad9bc61d94085003133927



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.
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