



Tysea Hill

Romford RM4 1JP

Offers in the Region Of
£675,000

- DETACHED BUNGALOW
- NO ONWARD CHAIN
- 0.4 ACRE PLOT (stms)
- SEMI RURAL LOCATION
- 250FT REAR GARDEN
- EPC - D



For more information or an appointment to view

01708 748956 or **info@accordhomes.co.uk**

Being sold with NO ONWARD CHAIN is this three bedroom detached bungalow in Stapleford Abbotts. The bungalow offers excellent potential for refurbishment or further development (stpp).

The bungalow would benefit from some modernisation but offers a fantastic opportunity to put your own stamp on a semi rural property in a sought after location. The bungalow sits on a plot of 0.4 acres (stms) and has potential for further development subject to planning permission.

Within close walking distance is a bus stop for buses to Collier Row or Romford and the local shop, Tysea Hill Stores.

For more information or an appointment to view, please contact Accord Sales & Lettings on 01708 748956.

Entrance Porch

Stable style entrance door, double glazed lead light windows to side, ceramic tiled flooring, further multi pane entrance door to:

Entrance Hall

beamed and textured ceiling with access to loft area, range of built in storage cupboards, radiator, fitted carpet.

Lounge 23' 5" x 10' 4" (7.13m x 3.14m)

Double glazed lead light window to flank, double glazed patio doors giving access to conservatory, two double radiators, beamed and textured ceiling, traditional beaming to walls, wall light points, fitted carpet.

Conservatory 23' 6" x 10' 4" (7.16m x 3.14m)

A 'Victorian' style conservatory with glazed double doors leading patio, glazed windows to side and rear and further high level lead light window to side, two radiators, York stone flooring.

Kitchen/Breakfast Room 20' 4" x 11' 2" (6.21m x 3.41m)

Double glazed lead window to rear, stable style door and double glazed lead light window to flank and additional double glazed lead light window to flank, range of dark oak wall and base level units set with exposed brick facade, ample tiled work top surfaces with inset stainless steel double bowl sink unit and mixer tap, range of

integrated appliances including ceramic hob with extractor hood over, adjacent mid height 'Rangemaster' double oven, fridge freezer and dishwasher, plumbing and recess for washing machine, wall mounted 'Valiant' boiler, part tiled walls, beamed and textured ceiling, radiator.

Bedroom One 10' 11" x 10' 6" (3.32m x 3.21m)

Double glazed lead light window to front, range of fitted wardrobes to two walls incorporating bed bridging unit, radiator, coved cornice to ceiling, fitted carpet.

Bedroom Two 10' 10" x 10' 5" (3.31m x 3.17m)

Double glazed lead light window to front, range of fitted wardrobes to one wall incorporating bed bridging unit, radiator, coved cornice to ceiling, fitted carpet.

Bedroom Three 9' 1" x 5' 10" (2.78m x 1.78m) plus fitted wardrobes

Double glazed lead light window to front, range of mirror fronted wardrobes to one wall, coved cornice to ceiling, radiator.

Shower Room/Wet Room 11' 2" x 6' 0" (3.41m x 1.82m)

Opaque double glazed window to rear, white suite comprising of low level WC, pedestal wash hand basin and wall mounted independent shower, tiled walls, radiator, range of built in storage cupboards, vinyl flooring.





Rear Garden

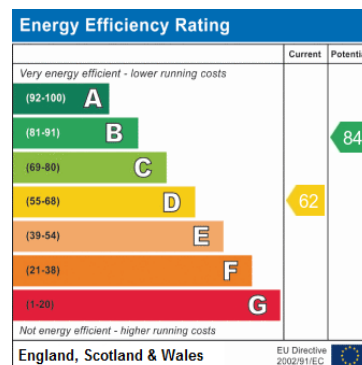
The rear garden measures approximately 250' in length and commences with a substantial raised patio with steps leading on to lawn area with mature shrubbery and evergreen borders affording privacy, greenhouse to remain with additional timber built shed to the rear.

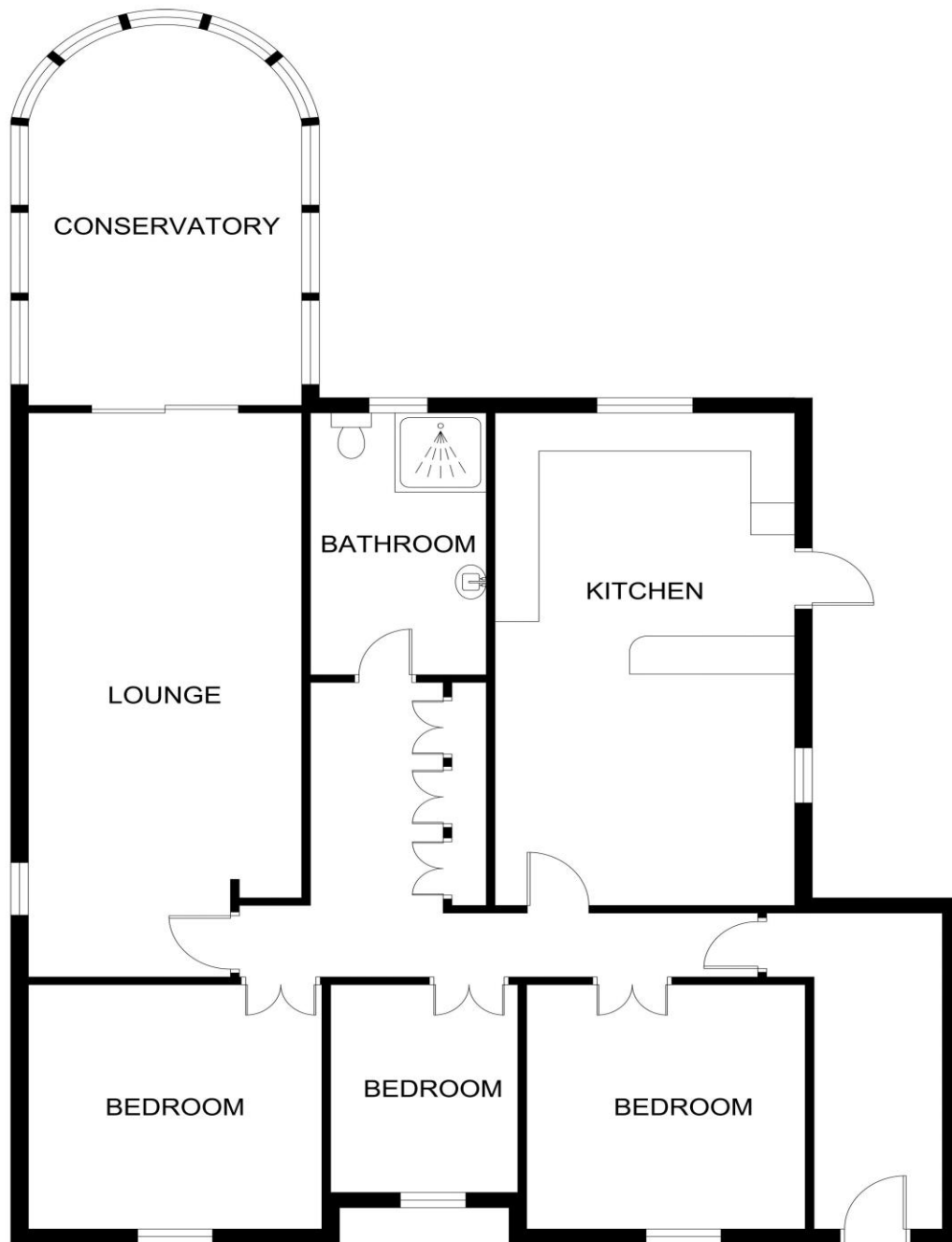
Detached Garage 24' 5" x 9' 0" (7.45m x 2.75m)

Approached via independent drive, double doors, power and lighting supplied.

Frontage

The frontage measures approximately 50' in width and provides an independent driveway and additional off street parking, small lawn area retained within picket fence.





APPROX. FLOOR
AREA 1229 SQ. FT.
(114.19 SQ. M)

TOTAL APPROX. FLOOR AREA 1229 SQ.FT. (114.19 SQ.M.)
Measurements are approximate. Not to Scale. Illustrative purposes only