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34 Faircross Avenue, Romford, RM5 3TL

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Asking Price £450,000

Hunters Hornchurch are delighted to offer for sale this extended family home situated in Collier Row.

The property comprises of: porch, entrance hallway, lounge, dining room, fitted kitchen, utility room, cloakroom, study and conservatory. To the first floor are three bedrooms and shower room.

Externally to the front the property offers off road parking for up to three vehicles with a well stocked garden to rear with patio areas leading from the house and at the rear of the garden.

The property is close to local shops and amenities.

Rise Park Infant School (Ofsted: Good), Rise Park Junior School (Ofsted: Good) and Clockhouse Primary School (Ofsted: Outstanding) are all within 0.4 miles.

Romford Mainline Station (Elizabeth Line) is 1.7 miles.

****NO ONWARD CHAIN****

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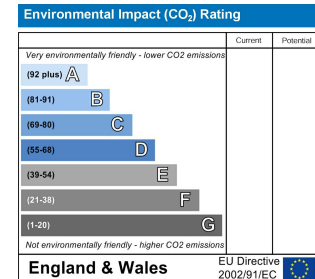
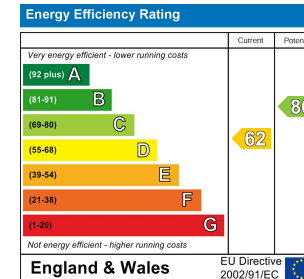
Faircross Avenue, Romford, RM5

Approximate Area = 1175 sq ft / 109.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Property Group. REF: 1108393



Frontage

Paved driveway with off road parking for three vehicles

Porch

UPVC double glazed window and door to front, porch area

Hallway

Wooden door with glass panels leading from the porch, plastered papered walls, laminate flooring, under stairs cupboard, radiator

Lounge

22'7" x 11'6"

UPVC double glazed bay window to front, plastered papered walls, fitted carpet, radiator, gas fire with fire surround and hearth, single glazed double doors and window leading to dining room

Dining Room

11'6" x 9'6"

UPVC double glazed door and window to side, UPVC double glazed window to rear, plastered painted walls, vinyl flooring, radiator

Kitchen

UPVC double glazed window to rear, fitted kitchen with a mix of eye level and base units, roll worktops, inset sink and draining board, integrated electric hob, integrated double oven, space and plumbing for washing machine, space and plumbing for dishwasher, plastered papered walls, laminate flooring

Utility

Wooden double doors leading to the conservatory, a mix of eye level and base units with roll worktops, space for fridge / freezer, plastered papered walls, 2 x radiators

Office

7'5" x 6'2"

Plastered papered walls, laminate flooring

Cloakroom

UPVC double glazed window to front, low level w/c, vanity sink unit, plastered painted walls, tiled splashback, laminate flooring, radiator

Conservatory

11'1" x 9'3"

UPVC double glazed windows and door to rear, fitted carpet

Stairs and Landing

UPVC double glazed window to side, plastered papered walls, fitted carpet to stairs and landing

Bedroom One

12'5" into bay x 10'10"

UPVC double glazed bay window to front, plastered painted walls, fitted carpet, radiator

Bedroom Two

10'9" x 10'5"

UPVC double glazed window to rear, plastered papered walls, fitted wardrobes, fitted carpet, radiator

Bedroom Three

8'3" x 5'10"

UPVC double glazed window to rear, plastered papered walls, fitted wardrobes, fitted carpet, radiator

Shower Room


UPVC double glazed window to rear, low level w/c. vanity sink unit, shower enclosure with wall mounted shower and shower hose, tiled walls, tiled flooring, wall mounted radiator

Garden

69'3" x 26'10"

Patio area leading from the rear of the house, lawn bordered by wood panelled fencing and a mix of trees and shrubs, rear patio area with raised decking and a shed

Energy Efficiency Rating

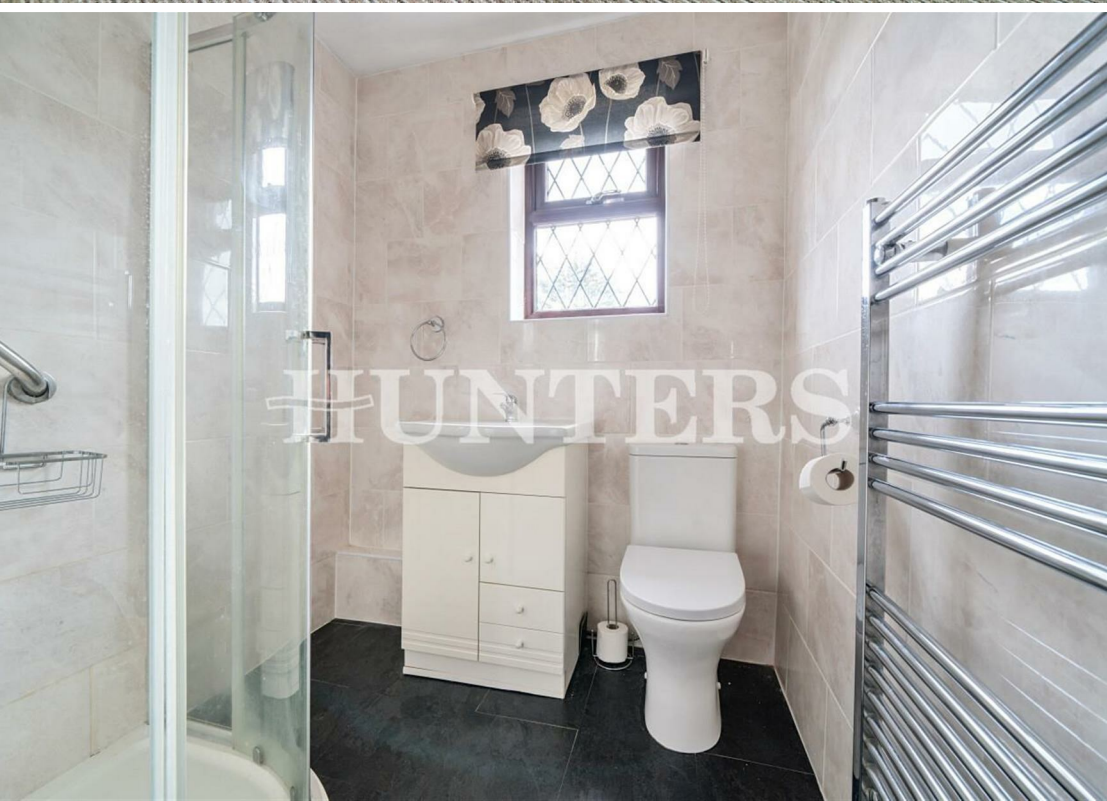
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C	62	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











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