



Keith
Ashton

Noak Hill Road,
Romford



WEST VIEW NOAK HILL ROAD

Romford, RM3 7LD

Guide Price - £650,000 - £700,000

Guide Price - £650,000 - £700,000 Presented throughout to a beautiful standard is this spacious three bedroom detached home. Situated upon a spacious corner plot the property affords a bespoke open plan kitchen / dining room, along with a separate sitting room and conservatory, while upstairs are the three spacious bedrooms and large family bathroom. the property also boasts attractive gardens to the front and rear, in addition to ample off-street parking and a single garage. Located within easy reach of local shops and leisure centre, this property also benefits from being less than 3 miles from both South Weald and Bedfords country park.

THREE BEDROOM DETACHED HOME
ATTRACTIVE WELL KEPT GARDEN

MODERN FITTED KITCHEN / DINING ROOM
FITTED WARDROBES TO MASTER BEDROOM

ATTACHED GARAGE
FULLY TILED, ELEGANT FAMILY BATHROOM

CONSERVATORY
MATURE FRONT GARDEN WITH DRIVEWAY



Description

This property commences with a bright, spacious hallway which leads into a good size living room to the front of the house, with feature, brick built chimney and fire surround. The open plan kitchen and dining room is fitted with modern base, wall and floor to ceiling units providing plenty of storage space. This room also benefits from windows to both sides and back of the property. Leading out from the kitchen you'll find an attractive conservatory providing extra living and entertaining space. Finishing the ground floor is an attached garage with up and over door to the front and additional doorway to the rear.

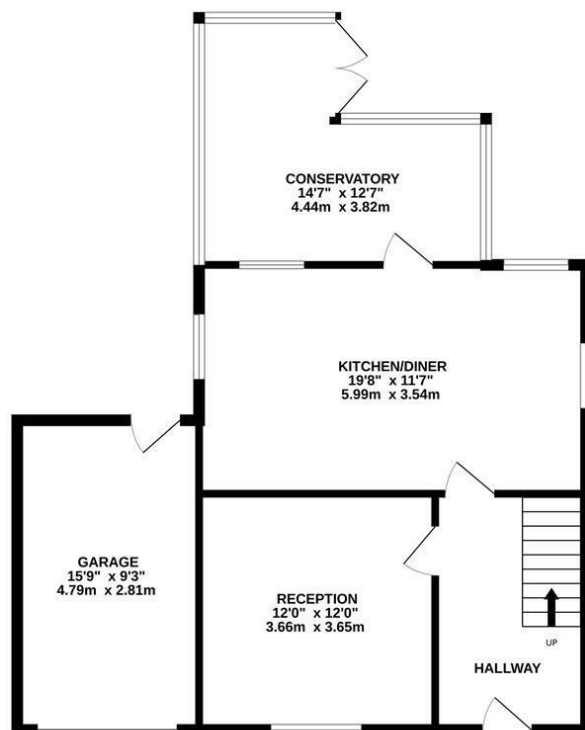
Rising to the second floor the hallway gives access to all rooms. Two double bedrooms with all bedrooms benefiting from fully fitted wardrobes, the second bedroom with dual aspect windows and a third single bedroom. You'll also find an elegant, fully tiled family bathroom housing both bath and separate shower.

Externally, the attractive rear garden is well kept with a patio area leading from the conservatory, mature plants to the sides, and large artificial lawn. To the front of the property is a further mature garden and shingle driveway.

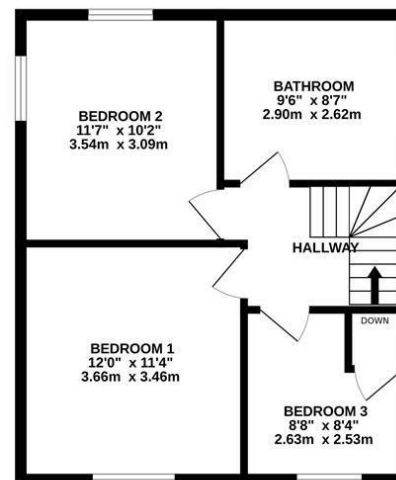




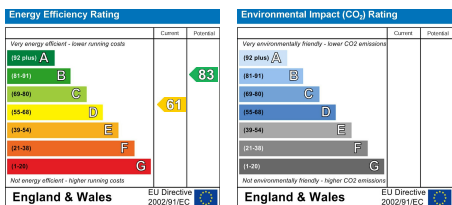
GROUND FLOOR
753 sq.ft. (70.0 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 1217 sq.ft. (113.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES:
Local Authority: Romford
Council tax band: E
Post Code: RM3 7LD

VIEWING:
Strictly by prior arrangement with Keith Ashton Estate Agents

MORTGAGE INFORMATION: We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 260858 or visit our interactive website at www.mortgagebusiness.net

We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website www.keithashton.co.uk

