



Keith  
Ashton

Mount Avenue,  
Romford





## 6 MOUNT AVENUE

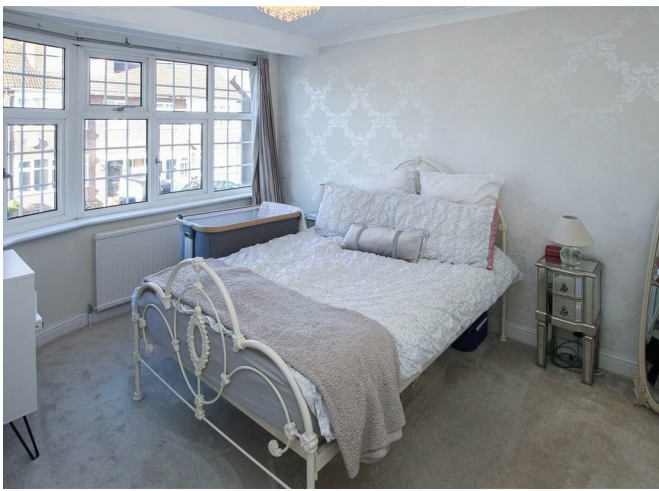
Romford, RM3 0DE

Offers In Excess Of £425,000

We are pleased to bring to market this beautifully refurbished, three-bedroom, mid terrace family home, being sold with a complete onward chain, that has excellent transport links to the A12 and M25 and is just a short 5 minute drive, or a 15 minute walk to Harold Wood train station with fast trains into London Liverpool Street and Heathrow Airport. The property is located in a quiet cul-de-sac and benefits from having easy access to beautiful local woodland, Harold Court Woods less than a mile away, which forms part of Thames Chase Woodland, directly linking with Pages Wood and Tylers Common. A tidy front garden with neat brick wall, and block paved pathway has the potential to be opened up to create an off street parking space whilst to the rear is a detached garage, which is accessible from Maylands Way. Viewers should also note that our Vendors have secured their onward purchase and that the upward chain for this property is complete.

- THREE WELL-PROPORTIONED BEDROOMS
- MID TERRACE FAMILY HOME
- KITCHEN OPEN TO DINING ROOM
- CUL-DE-SAC LOCATION
- POTENTIAL FOR EXTENSION INTO THE LOFT
- COMPLETE CHAIN ABOVE
- BEAUTIFULLY REFINISHED THROUGHOUT
- GARAGE TO REAR





## Description

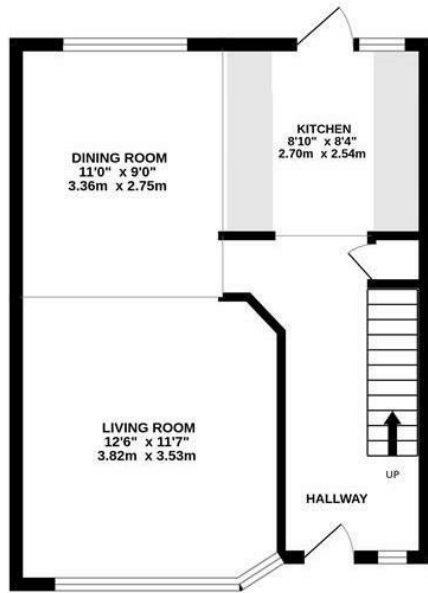
A bright hallway with stairs rising to the first-floor level, leads into the kitchen and into the spacious living area. Stylish, Amtico flooring in the hallway continues to the whole of the ground floor. The kitchen has been fitted in a good range of cream gloss, wall and base units and includes integrated oven, hob with extractor above, fridge/freezer and a Butler sink with space for additional appliances. The wall between the kitchen and dining area has been partially removed and has been replaced with base units which incorporates a breakfast bar area with seating to one side, this creates a lovely feeling of space between the two areas. There is a door from the kitchen which gives access into the rear garden. A spacious lounge/diner has a large bay window to the front aspect and a window to the rear overlooking the garden, allowing for lots of natural lighting into this room.

Rising to the first-floor level viewers will note that the property has three well-proportioned bedrooms, two doubles and one good-sized single. The second bedroom has modern fitted wardrobes to one wall, whilst the first and third bedrooms have ample space for freestanding furniture. Also to this level is the family bathroom, fitted with a modern suite, including L-shaped bath with shower over, pedestal wash hand basin and low flush w.c.

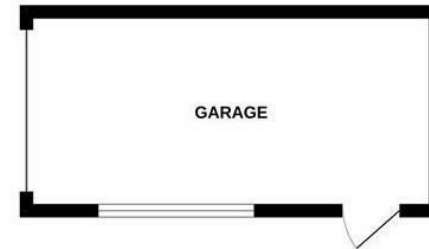
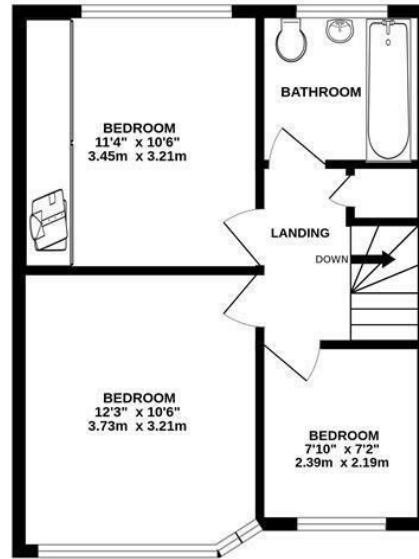
Externally, the property has an easy to maintain rear garden with spacious decking area to the immediate rear of the property with the remainder being laid to artificial lawn. There is a paved pathway which leads to the bottom of the garden where there is pedestrian access into the rear of the garage. The garage is accessible via a shared access in Maylands Way. At the front of the property a tidy garden with neat brick retaining wall to the front boundary has been partly laid to loose shingle, with a block paved pathway leading to the front door. Should further parking be required there is potential to open up the front garden to create an off-street parking space, as the neighbouring properties have done.



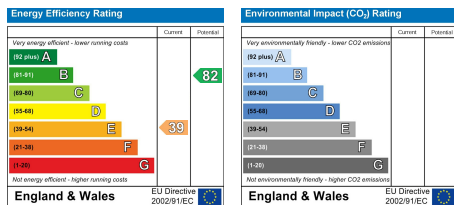
GROUND FLOOR  
568 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 976 sq.ft. (90.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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**SERVICES:**

Local Authority: Romford  
Council tax band: D  
Post code: RM3 0DE

**VIEWING:**

Strictly by prior arrangement with Keith Ashton Estate Agents

**OPENING HOURS:**

Monday to Friday: 8.45AM - 6.30PM | Saturdays: 9AM - 5.30PM | Sundays: 10AM - 2PM

**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 375757 or visit our interactive website at [www.mortgagebusiness.net](http://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](http://www.keithashton.co.uk)

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