



Keith
Ashton

Heaton Way,
Romford



18 HEATON WAY

Romford, RM3 7HA

Guide Price £500,000

Located within 0.4 miles of Hilldene Primary School and having great road links onto the A12, A127 and M25, we are delighted to bring to market this well-presented, semi-detached family home. The property has been extended to allow for a lovely kitchen / family room, where bi-folding doors open directly onto the rear garden. There is a separate living room and a ground floor bathroom and three bedrooms to the first floor. The rear garden measures approx 120' and at the bottom of the garden there is a sizeable brick-built outbuilding with tiled roof which has power and light connected, and would be ideal for someone looking to run a home business, or to use as a gym, games room etc. The front of the property offers plenty of parking with space enough for three/four vehicles.

THREE WELL-PROPORTIONED BEDROOMS
MODERN & WELL-PRESENTED
THROUGHOUT

SEMI-DETACHED FAMILY HOME
APPROX 120' REAR GARDEN

EXTENDED KITCHEN / FAMILY ROOM
BRICK-BUILT OUTBUILDING WITH POWER &
LIGHT CONNECTED

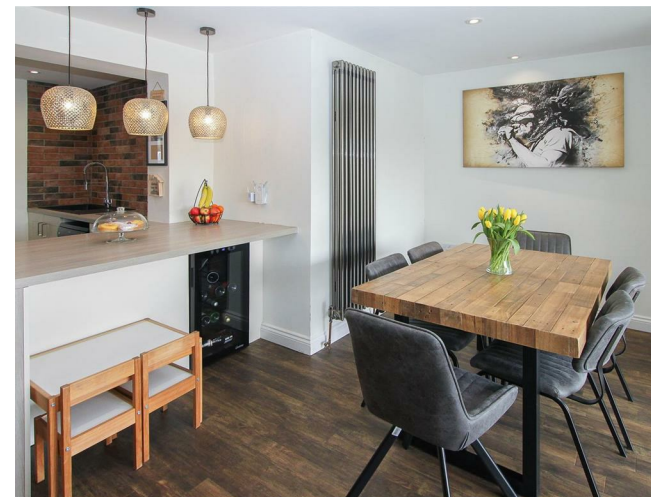
SEPARATE LIVING ROOM
EXCELLENT PARKING FOR UP TO FOUR
VEHICLES.



A small, canopied porch at the front of the property opens into the entrance hall where you will find stairs rising to the first floor and doors into the ground floor bathroom and living room. The living room is a lovely bright room with a large bay window to the front aspect and an exposed brick fireplace as a nice feature. Stylish, dark wood effect Amtico flooring from the living room continues into the kitchen / family room where you have modern cream wall and base units providing ample storage options and plenty of space for appliances, including a large double fronted fridge/freezer and a range style cooker. There is a breakfast bar which accommodates seating to one side which also has an integrated wine cooler. The remainder of the room offers excellent space for dining and relaxation, and there are bi-folding doors which open directly onto the rear garden, perfect for those warm summer days. Finishing the accommodation on this level is a spacious, fully tiled bath/shower room which includes a modern free-standing bath with handheld shower attachment, separate corner shower cubicle, w.c. and wash hand basin set into a modern vanity unit.

Rising to the first floor you will find three well-proportioned bedrooms. The main bedroom sits at the front of the property and has a large bay window allowing for lots of natural lighting and has a range of fitted wardrobes to one wall. Bedrooms two and three have space for free standing or fitted furniture.

The rear garden is of a good size, measuring in the region of 120' in length. It commences with a paved patio leading into a lawned area with a further paved patio and pathway which leads to down the garden where you have a raised decking area covered by a timber framed, tiled roof gazebo. At the very bottom of the garden, you have a large, brick-built outbuilding 20'8 x 15'2 which has power and light connected and would be suitable for someone looking for somewhere to run their home business, or to use as a games room, home office or gym. To one corner of the outbuilding there is also a brick-built bar. Side pedestrian access leads through to the front of the property where you have excellent off-street parking on your own paved driveway, which allows parking for 3/4 vehicles.

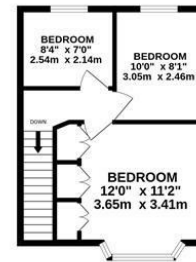




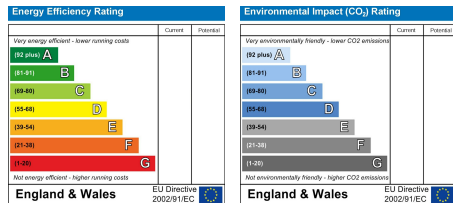
GROUND FLOOR
952 sq ft. (88.4 sq.m.) approx.



1ST FLOOR
348 sq ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA: 1300 sq.ft. (120.7 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 7HA

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 375757 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



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