



Keith
Ashton

Wincanton Road, Noak Hill
Romford



12 WINCANTON ROAD

Noak Hill Romford, RM3 9DH

Guide Price £775,000

**** GUIDE PRICE £775,000 - £800,000 **** With a pleasant outlook to the front elevation over a well-kept greensward and with excellent parking and a large, easy to maintain garden to the rear, we are delighted to bring to market this impressive semi-detached family home which has been beautifully styled and includes modern and high spec. fittings throughout. This lovely home offers almost 2000 sq.ft of accommodation which includes four DOUBLE bedrooms with an en-suite shower room to the master bedroom, a fully tiled family bathroom and a ground floor cloakroom, a fabulous kitchen / family room, two additional reception rooms and a large external utility room of some 25' in length. If this wasn't enough then an incredibly spacious loft space offers excellent potential for conversion, subject to the usual planning consents. The property has great transport links, being within 2 miles of Harold Wood Train Station serving the Elizabeth Line with trains direct into London and connecting to Heathrow Airport. For road users, there is easy access onto the A12 / M25 and A127. The Vendor is interested in purchasing a vacant property and therefore the upward chain could be complete for the right buyer!!

FABULOUS SEMI-DETACHED FAMILY HOME
STYLISH KITCHEN / FAMILY ROOM

FOUR DOUBLE BEDROOMS
TWO FURTHER RECEPTION ROOMS

EN-SUITE SHOWER TO MASTER BEDROOM
LARGE REAR GARDEN WITH SPACIOUS
PATIO

FULLY TILED FAMILY BATHROOM
EXCELLENT OFF STREET PARKING FOR
SEVERAL VEHICLES



Description

A bright and spacious entrance hall has doors leading to all ground floor rooms and stairs which rise to the first-floor level. Under the stairs you will find a useful built-in storage cupboard. Modern, Herringbone style Amtico flooring is laid in the hallway, and this extends through the whole of the ground floor level. The ground floor cloakroom has been fitted with a modern space saver wash hand basin and close coupled w.c. There are two spacious reception rooms at this property, the first of which is being used as a lovely children's playroom, the second, is a large living room which sits at the rear of the property. This room is incredibly spacious, and a particularly nice feature is a built-in window seat to a large bay window which overlooks the rear garden. Viewers will note that the property has been extended to the side to allow for an external utility room with doors to the front and rear, this room has fitted storage and measures 25' in length.

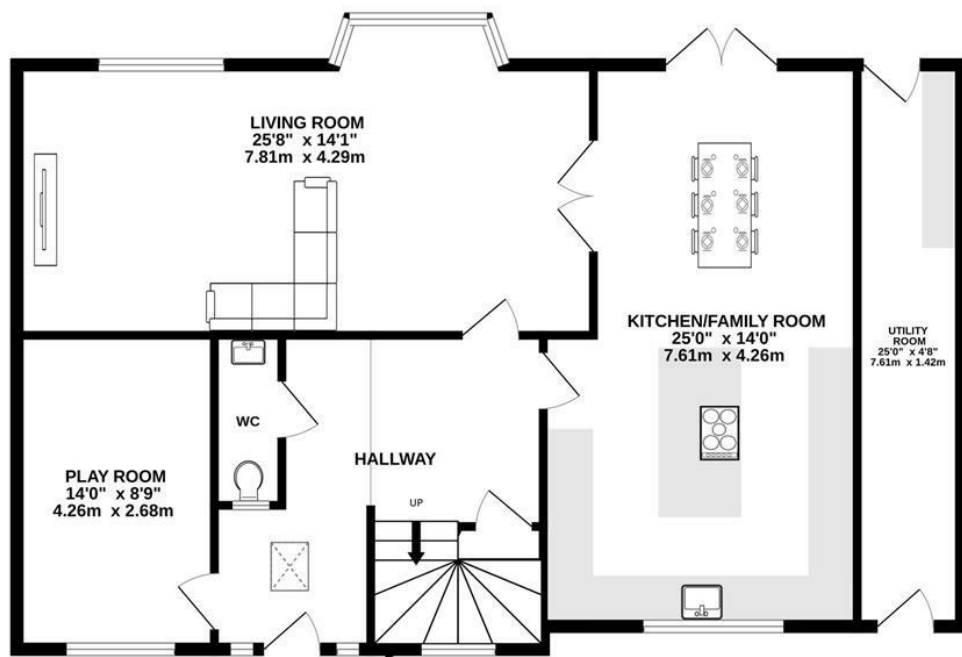
A bright and spacious first floor landing has doors leading to all rooms. The master bedroom, to the rear, has a range of modern fitted wardrobes to one wall and access into its own fully tiled, en-suite shower room with shower cubicle, wash hand basin and w.c. There are three further double bedrooms, all of which have either fitted furniture or built-in storage. Finishing the accommodation on this level is a fully tiled family bathroom, with tile panelled bath which includes a handheld shower attachment. There is wash hand basin with modern vanity unit below and a close coupled w.c.

At the rear of the property, you will find a good-sized, easy to maintain garden which commences with a large patio with the remainder being laid mostly to lawn. To one side of the garden there are sleeper edged flowerbeds, and to the rear there is a timber framed shed which will remain. To the front of the property there is a large gated, block paved driveway providing excellent off-street parking for several vehicles. The remainder of the driveway is laid to neat lawn, and there are views to the front over a well-kept greensward.

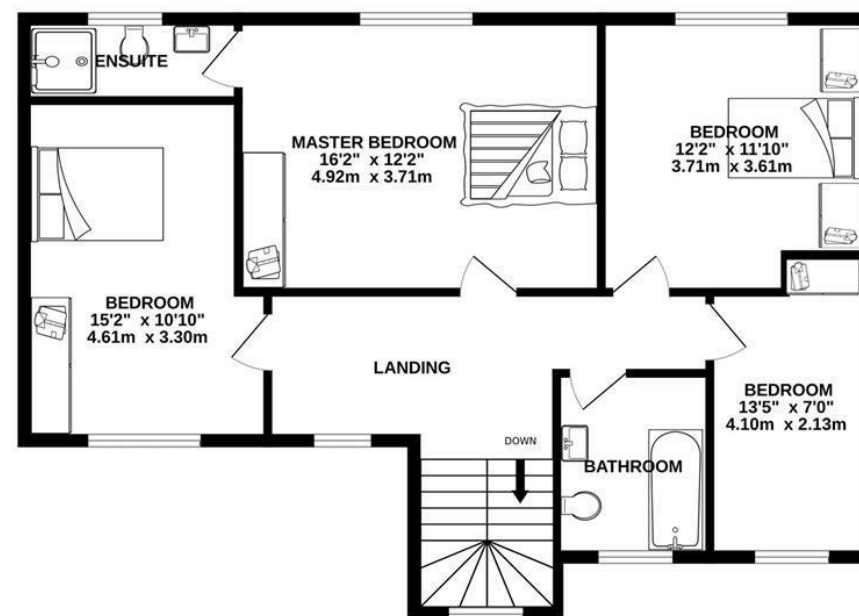




GROUND FLOOR
1087 sq.ft. (101.0 sq.m.) approx.

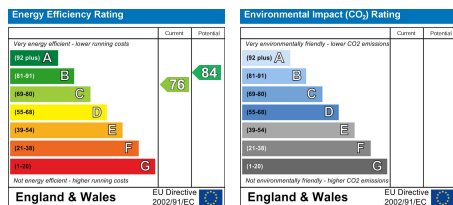


1ST FLOOR
824 sq.ft. (76.5 sq.m.) approx.



TOTAL FLOOR AREA : 1911 sq.ft. (177.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025



SERVICES:
Local Authority: Romford
Council tax band: F
Post Code: RM3 9DH

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



Brentwood
Tel. 01277 260858

Village Office
Tel. 01277 375757

Lettings Office
Tel: 01277 202200

Explore more @ www.keithashton.co.uk

