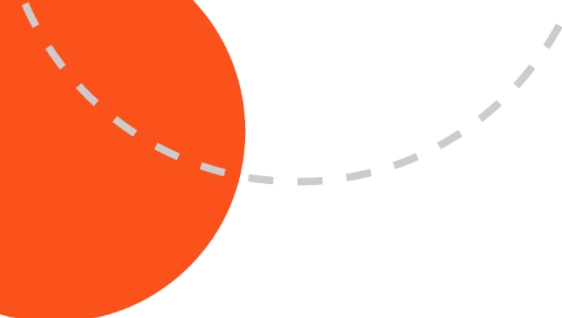




Samantha Mews, Havering-Atte-Bower, Romford, RM4 1QS

4 bed terraced house / Guide Price £500,000 - £525,000 / t. 01702 555888





Welcome to Samantha Mews, Havering-Atte-Bower, where luxury and comfort blend seamlessly in this charming **four bedroom** family home. Located in a popular mews, this property offers a tranquil and private living experience while being conveniently close to local amenities, schools and attractions. Having large lounge with log burner, modern fitted kitchen/diner and ground floor w.c together with generous size bedrooms, shower to master and a four piece family bathroom suite. Outside there is a low maintenance landscaped rear garden, garage and off street parking. Also benefiting from gas central heating via combination boiler, upvc double glazing throughout all with attractive shutters to remain and stunning countryside views.

Families will appreciate the excellent local schools nearby including Dame Tipping Primary school, providing quality education options for children of all ages. Outdoor enthusiasts will enjoy the local area with Bedford Park, The Green, Havering Country Park and Wellingtonia woods all close by. Transport links are also on hand with both Harold Wood/Romford station approximately 15 minutes' drive away for direct Links to Central London as well as Theydon Bois central line station which is also of a similar distance too. Good commuter roads for Essex and London areas by way of the A12, A127, M25 and M11. Viewings advised.

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Floor 0



Floor 1

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Approximate total area⁽¹⁾

1101.18 ft²

102.3 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Highlights

- / Well Presented Four Bedroom Family Home**
- / Spacious Kitchen/Diner**
- / Large Lounge With Bay Window**
- / Ground Floor W.C**
- / Generous Size Bedrooms**
- / Shower To Master**
- / Four Piece Bathroom Suite**
- / Landscaped Rear Garden**
- / Garage & Off Street Parking**
- / Beautiful Views**
- / Quiet Mews Location**
- / Upvc Double Glazing Throughout**
- / Gas Central Heating Via Combination Boiler**
- / Excellent Local Schools Nearby**
- / Easy Reach of Transport Links**
- / Scenic Outdoor Landmarks Nearby**

Attractive entrance door to:

Entrance Porch \ Door leading to:

Kitchen/Diner 19'2 x 13'9 Plus Bay 'L' Shaped Maximum Measurements \ Well fitted kitchen open plan to dining room. Comprising Butler style sink with extendable swan neck mixer tap inset into range of roll edge worktops with high gloss cupboards and drawers beneath and matching eye level units, integrated double oven with five ring gas hob above and chimney style extractor over, integrated dishwasher, space for American style fridge/freezer, integrated washing machine, wood effect tiled flooring, tiled splashbacks, power points, upvc double glazed square bay window to front with made to measure shutters to remain, further upvc double glazed window to front with made to measure shutters to remain, smooth plastered and coved ceiling with inset spotlights, carpeted stairs leading to first floor, radiator, portable breakfast bar facility, door to w.c, doors leading to:

Lounge 19'1 x 14'9 Into Bay Reducing To 11'10 \ Wood effect tiled flooring, radiator, wall light points, smooth plastered and coved ceiling with inset spotlights, understairs storage cupboard with shelving, power points, T.V point for wall mounted flatscreen television, log burner, upvc double glazed french doors leading to garden, built in shelving units.

Ground Floor W.C \ Two piece suite comprising push button w,c, vanity wash basin with chrome mixer tap and storage below, wood effect tiled flooring, ladder style heated towel radiator, smooth plastered ceiling with inset spotlight, extractor.

Landing \ Fitted carpet, loft access hatch (housing combination boiler), smooth plastered and coved ceiling, radiator, doors to accommodation.

Bedroom One 12'4 x 10'8 \ Upvc double glazed bay window to rear with made to measure shutters to remain, radiator, fitted



carpet, power points, smooth plastered and coved ceiling, T.V point, fitted wardrobes, door to:

Shower \ Shower cubicle with shower over and tiled surround.

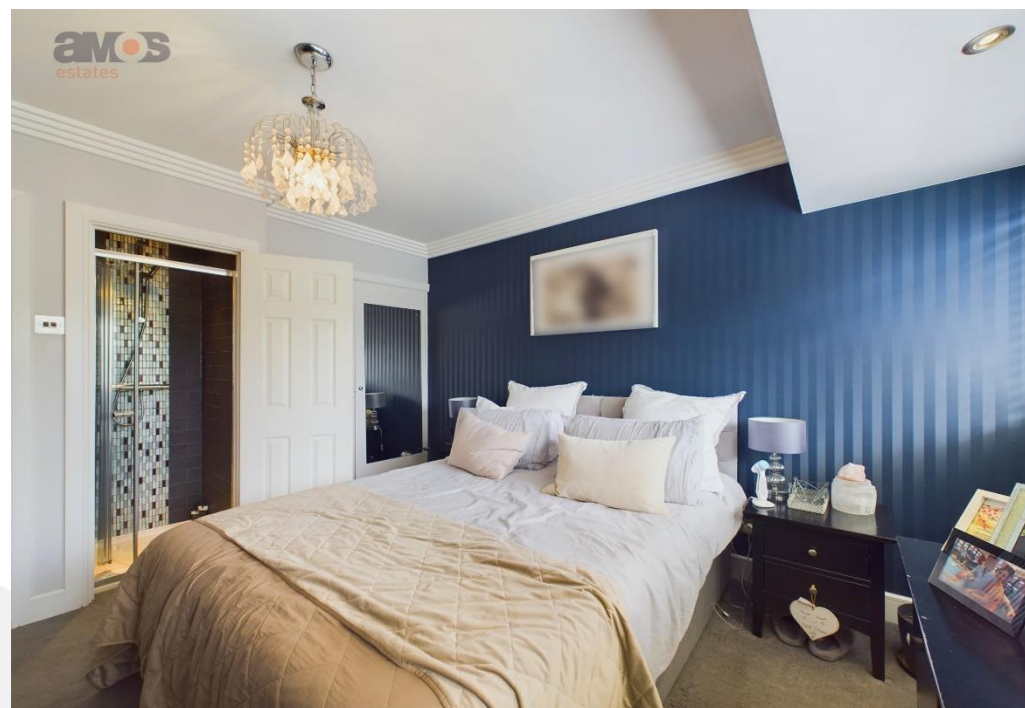
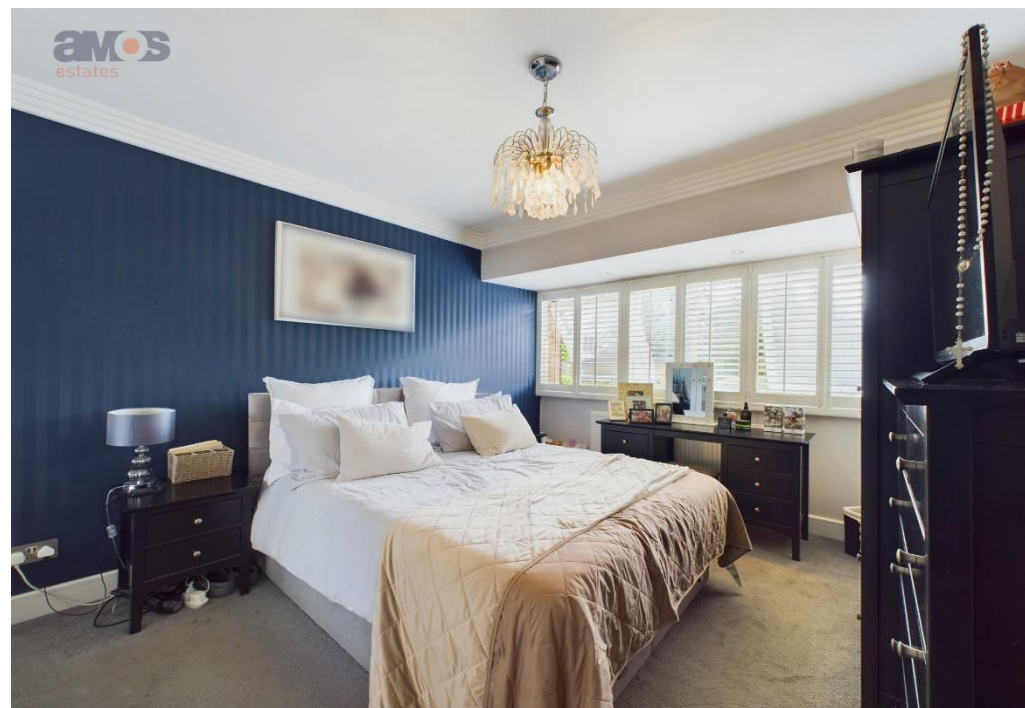
Bedroom Two 11'3 x 9'10 \ Upvc double glazed window to front with made to measure shutters and providing beautiful outlook over surrounding area, laminate flooring, radiator, power points, smooth plastered and coved ceiling, wall light points.

Bedroom Three 11'9 x 8'4 \ Upvc double glazed window to rear with made to measure shutters to remain, fitted carpet, radiator, power points, smooth plastered and coved ceiling.

Bedroom Four 12'8 Into Bay x 7'7 \ Upvc double glazed bay window to front with made to measure shutters to remain and providing beautiful outlook over surrounding area, fitted carpet, radiator, smooth plastered and coved ceiling, power points.

Bathroom \ Modern four piece suite comprising shower cubicle with shower over, vanity wash basin with chrome controls and storage below, push button w.c, panelled bath with chrome controls and separate handheld attachment, smooth plastered ceiling with inset spotlights, extractor, tiled flooring, half tiled walls, ladder style heated towel radiator, extractor.

Rear Garden \ The property benefits from a landscaped low maintenance rear garden. Commencing with attractive patio area providing outside seating/entertaining facility, steps up to pathway laid to slate chippings with flowerbeds adjacent, the remainder is mainly laid to astro turf, ample outside power points, fencing to borders, timber shed, studio with





power, light, aircon and water connected which can be used for a variety of purposes.

Garage & Parking \ Situated in a block with power and light connected and off street parking space adjacent.



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The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

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