



5 Ayr Green
Romford, Essex RM1 4UJ
Price £695,000

5 Ayr Green, Romford, Essex RM1 4UJ

Arbon & Miller welcome you to Ayr Green - This charming semi-detached house located in the sought-after area of Rise Park, Romford. This property boasts two spacious reception rooms, perfect for entertaining guests or relaxing with the family. With four bedrooms and one bathroom and three toilets, there is ample space for a growing family or those in need of a home office. One of the standout features of this property is the extension, providing even more living space and versatility. The outdoor entertainment area is ideal for hosting summer barbecues or enjoying a quiet evening under the stars. Parking is always a premium, but fear not, as this property offers parking for up to three vehicles, ensuring convenience for you and your guests. Situated in a peaceful cul-de-sac, you can enjoy a tranquil environment while still being close to local amenities and Rise Park Junior School and Marshall Park Academy. Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and see for yourself the potential this property holds for you and your family.

We are delighted to offer for sale this four bedroom EXTENDED semi detached house situated in this sought after quiet cul-de-sac immediately off Pettits Lane North and within close proximity for both Marshall Park Academy and Rise Park Junior School. The property is situated within 1.6 miles of both Gidea Park and Romford Mainline Stations. The property offers large living accommodation over the two floors and also offers ample OFF STREET PARKING.

ENTRANCE PORCH 5'3 x 2'5 (1.60m x 0.74m)

Double glazed double doors, double glazed window to flank, tiled floor, further obscure double glazed door to:

ENTRANCE HALL 11'9 x 5'11 (3.58m x 1.80m)

Obscure double glazed window to flank, double radiator, understairs storage cupboard housing meters, coved cornice, laminated flooring.

THROUGH LOUNGE 25'1 x 13'3 max (7.65m x 4.04m max)

Three light double glazed bay window, double radiator, further radiator, coved cornice, laminated flooring.

KITCHEN/DINER/FAMILY ROOM 30'5 x 24' to extremes (9.27m x 7.32m to extremes)

Range of wall and base units, working surfaces, cupboards and drawers, one and half bowl sink unit with mixer tap, integrated dishwasher, gas cooker point, wall mounted boiler, two double radiators, built-in Bio Fuel heater, coved cornice, laminated flooring, double glazed double doors to rear with double glazed window to either side, three light double glazed window to rear, double glazed door to flank, three light double glazed window to flank. Door to:

UTILITY ROOM 10'1 max x 9'3 max (3.07m max x 2.82m max)

Plumbing for washing machine, mirrored sliding door to storage, spotlights, coved cornice, laminated flooring.

CLOAKROOM 6'3 x 3'3 (1.91m x 0.99m)

Low level wc, vanity wash hand basin with wash hand basin and mixer tap, extractor fan, tiled floor, spotlights to ceiling, coved cornice.

FIRST FLOOR LANDING 8'7 x 7'9 (2.62m x 2.36m)

Access to loft via pull down ladder, coved cornice.

BEDROOM ONE 12'7 x 11'3 (3.84m x 3.43m)

Three light double glazed window, double radiator, coved cornice, laminated flooring, door to ensuite cloakroom, further door to:

DRESSING AREA 8'1 x 5'8 (2.46m x 1.73m)

Double glazed window to rear, radiator, coved cornice, laminated flooring.

ENSUITE CLOAKROOM 8'1 x 5'2 (2.46m x 1.57m)

Low level wc, vanity unit with wash hand basin with mixer tap, extractor fan, tiled floor, spotlights to ceiling, coved cornice.

BEDROOM TWO 13'5 x 11'1 into wardrobe (4.09m x 3.38m into wardrobe)

Three light double glazed bay window, fitted mirror fronted wardrobes to one wall, radiator, coved cornice, laminated flooring.

BEDROOM THREE 11'8 x 11'4 (3.56m x 3.45m)

Three light double glazed window to rear, radiator, storage cupboard, coved cornice, laminated flooring.

BEDROOM FOUR 10'5 x 7'9 (3.18m x 2.36m)

Three light double glazed bay window, radiator, spotlights to ceiling, coved cornice, laminated flooring.

BATHROOM/WC 7'8 x 5'5 (2.34m x 1.65m)

Panel enclosed bath with mixer tap, shower attachment and side screen, contemporary wall mounted sink unit with mixer tap, low level wc, tiled walls, tiled floor, heated towel rail, spotlights to ceiling, coved cornice, three light obscure double glazed window.

REAR GARDEN

Large decking area with fitted seating area and gas fire pit,

outside tap, outside lights, barbeque area with artificial grass, two large timber built sheds, lawn area with putting green.

GAMES ROOM

Twin double glazed sliding patio doors, fitted bar, two fitted electric heaters.

GYMNASIUM

Double glazed double doors, double glazed window.

FRONT GARDEN

Block paved providing MULTIPLE OFF STREET PARKING SPACES. Double gates leading to additional parking.

COUNCIL TAX

London Borough of Havering - Band E

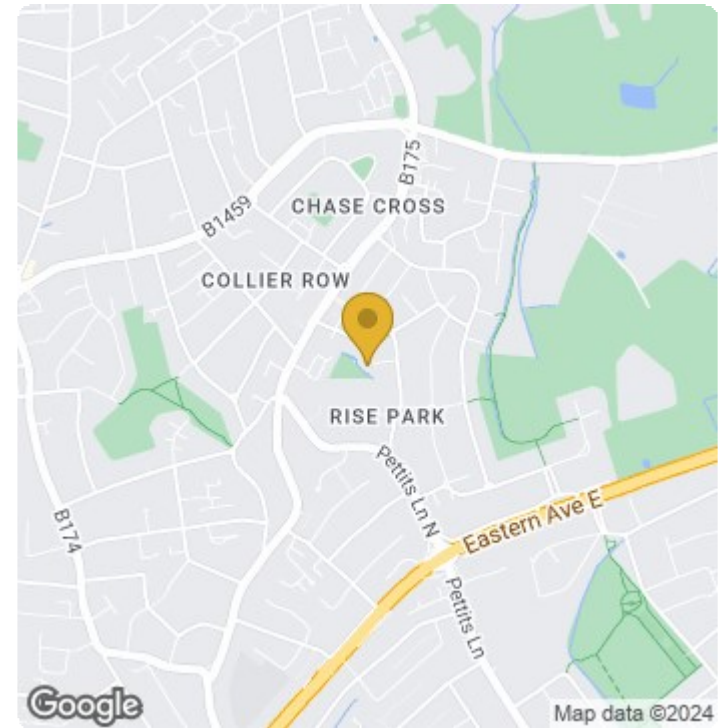
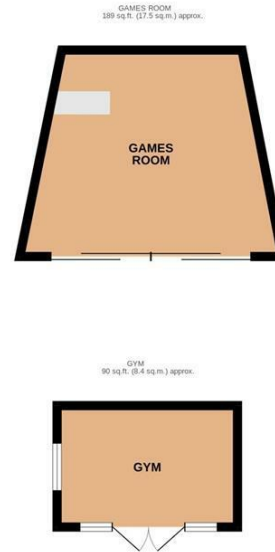
AGENTS NOTE

We would advise that the seller is a relation of a member of staff employed by Arbon & Miller Estate Agents.

AGENTS NOTE

Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.





TOTAL FLOOR AREA : 2077 sq.ft. (188.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | 71 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



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