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44 Billet Road
Romford, Essex RM6 5SU
Price guide £525,000

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*** Price Guide: £525,000 to £550,000***. Arbon & Miller are delighted to offer this EXTENDED three-bedroom semi-detached house OFFERING EXCELLENT POTENTIAL FOR FURTHER DEVELOPMENT situated on this popular residential location with delightful views over open fields. The property is ideally located for access to commuter roads by way of the A12, A406 and M25, and 1.6 miles from NEWBURY PARK UNDERGROUND STATION offering direct access to Stratford Station within approx. 20 minutes and Liverpool Street Station within approx. 30 minutes. The ground floor offers 22'5 Through Lounge, 10'6 Conservatory Addition, 14'7 Extended Kitchen, 7'3 Utility Room and Attached Garage. The first floor provides three well-proportioned bedrooms and Shower Room with separate WC. The exterior boasts a delightful mature Rear Garden with Feature Pond and Multiple Car Parking to Private Driveway. The property boasts excellent potential for further development via rear extension and/or loft conversion (subject to the usual planning consents). We highly recommend an internal inspection of this property to appreciate its many key features.

ENTRANCE PORCH 7'3 x 2'11 (2.21m x 0.89m)

Double entrance doors with fixed sidelight and fanlight over, Quarry tiled floor, obscure multi glazed door and fixed sidelight to:

ENTRANCE HALL 10'4 x 6'6 (3.15m x 1.98m)

Wood strip style flooring, radiator, understairs meter cupboard, obscure multi glazed doors to extended kitchen/diner and through lounge.

THROUGH LOUNGE 22'5 x 13' to extremes (6.83m x 3.96m to extremes)

Dining Area: Four light double glazed half square bay with fanlights over, radiator, coved cornice, dado rail, Lounge Area: Feature fireplace with gas fire, marble inset, raised hearth and wooden surround, dado rail, two wall light points, open plan aspect to:

CONSERVATORY ADDITION 10'6 x 9'7 (3.20m x 2.92m)

Laminated wood strip flooring, double glazed double doors to rear garden with various double glazed fixed sidelights and fanlights over, radiator.

EXTENDED KITCHEN/DINER 14'7 x 13'7 to extremes (4.45m x 4.14m to extremes)

Extensive range of wall and base units, working surfaces, cupboards and drawers, stainless steel sink top with mixer tap, built-in oven with induction hob and concealed extractor fan over, part tiled walls, laminated wood strip style flooring, spotlights to ceiling, coved cornice, plumbing for washing machine and dishwasher,

double radiator, storage cupboard, double glazed door with fixed sidelights to rear garden, door to:

UTILITY ROOM 7'3 x 5'5 (2.21m x 1.65m)

Spotlights to ceiling, wall units, working surfaces with cupboards below, door to:

FIRST FLOOR LANDING 9'8 x 7'2 to extremes (2.95m x 2.18m to extremes)

Double glazed window with fanlight over, access to loft, built-in cupboard housing hot water cylinder and immersion heater.

BEDROOM ONE 13'5 x 9'9 (4.09m x 2.97m)

Four light double glazed half square bay with fanlights over, radiator, two wall light points, dado rail.

BEDROOM TWO 9'9 into wardrobe recess x 9'4 (2.97m into wardrobe recess x 2.84m)

Mirror fronted sliding wardrobes to one wall, two light double glazed window with fanlight over, double radiator.

BEDROOM THREE 9'8 x 6'9 (2.95m x 2.06m)

Three light double glazed half square bay with fanlight over, radiator, wall mounted Valiant boiler, storage cupboard.

SHOWER ROOM 6'6 x 4'9 (1.98m x 1.45m)

Tiled enclosed shower cubicle with electric shower unit, pedestal wash hand basin with tiled splashback, tiled floor, obscure double glazed window, wall mounted extractor fan.

SEPARATE WC 4'9 x 2'7 (1.45m x 0.79m)

Low level wc, tiled walls, tiled floor, obscure double glazed window.

ATTACHED GARAGE 13'6 x 10'3 max (4.11m x 3.12m max)

Up and over door, power and lighting.

FRONT GARDEN

Providing MULTIPLE CAR PARKING SPACES.

REAR GARDEN

Raised decking patio area, feature pond with raised rockery and water features, established trees and shrubs, galvanised storage shed at rear, outside tap, outside light, remainder mainly laid to lawn.

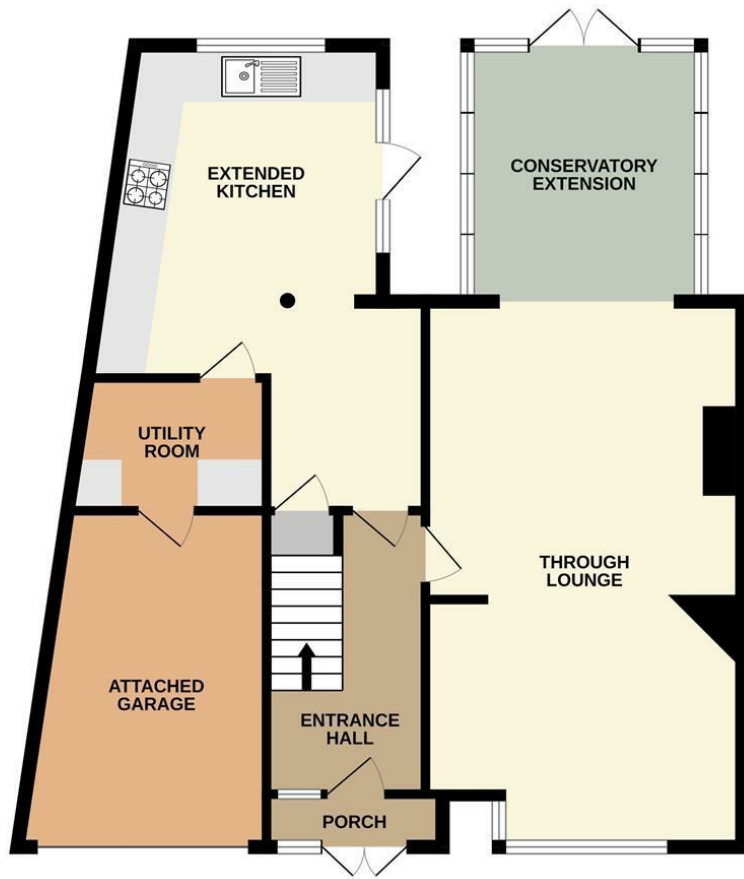
COUNCIL TAX

London Borough of Redbridge - Band D

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.





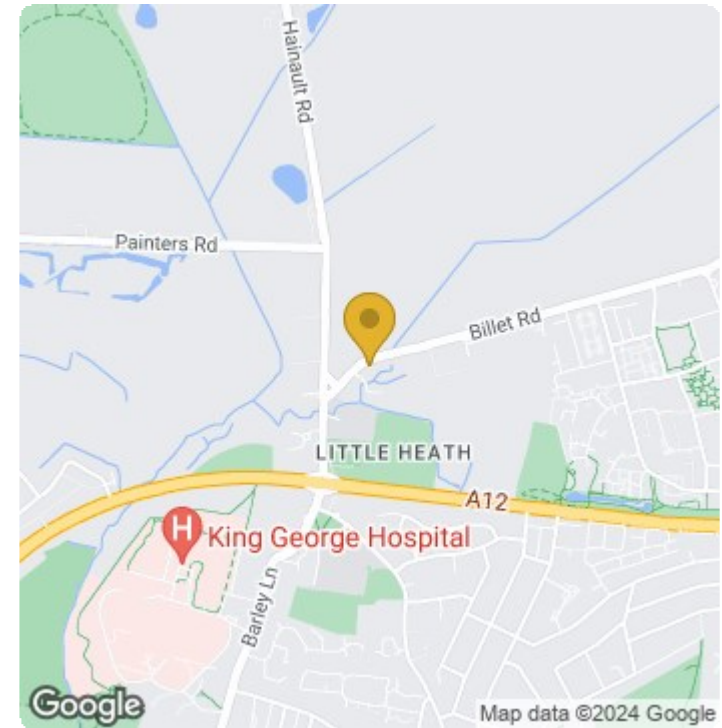
GROUND FLOOR
829 sq.ft. (77.0 sq.m.) approx.

TOTAL FLOOR AREA: 1242 sq.ft. (115.4 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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1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(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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