



## Sylvan Avenue

, Romford, RM6 6BE

Guide Price £425,000

## Barking & Dagenham



GUIDE PRICE-£425,000-£450,000

Sandra Davidson Estate Agents are pleased to present this spacious end of terrace three bedroom family home located just off Chadwell Heath High Road. The property is within close distance of local shops, bus routes, schools and A12. The accommodation comprises: two reception rooms, kitchen, three bedrooms and family bathroom. The property benefits from gas central heating, double glazing, spacious rear garden and side access. Viewings are highly recommended to avoid disappointment.

CHAIN FREE



## ENTRANCE

### RECEPTION ONE 12'11" x 12'2" (3.95m x 3.73m)

Double glazed window to front. Carpeted flooring. Radiator.

### RECEPTION TWO 12'1" x 10'10" (3.70m x 3.32m)

Double glazed window to rear. Carpeted flooring. Radiator.

### KITCHEN 8'3" x 6'8" (2.54m x 2.05m)

Range of wall and base units. Freestanding gas cooker with extractor fan above. Single bowl drainer sink unit. Plumbing for washing machine.

## STAIRS TO FIRST FLOOR

### BEDROOM ONE 12'10" x 11'4" (3.93m x 3.47m)

Double glazed window to front. Carpeted flooring. Radiator.

### BEDROOM TWO 12'1" x 11'3" (3.70m x 3.43m)

Double glazed window to rear. Carpeted flooring. Radiator.

### BEDROOM THREE 9'10" x 6'3" (3.02m x 1.92m)

Double glazed window to front. Wood style laminated flooring. Radiator.

### BATHROOM 6'4" x 5'11" (1.95m x 1.82m)

Shower cubicle, wash hand basin and low flush w.c.

## EXTERIOR 75' (22.86m)

## GARAGE

Shared drive to garage

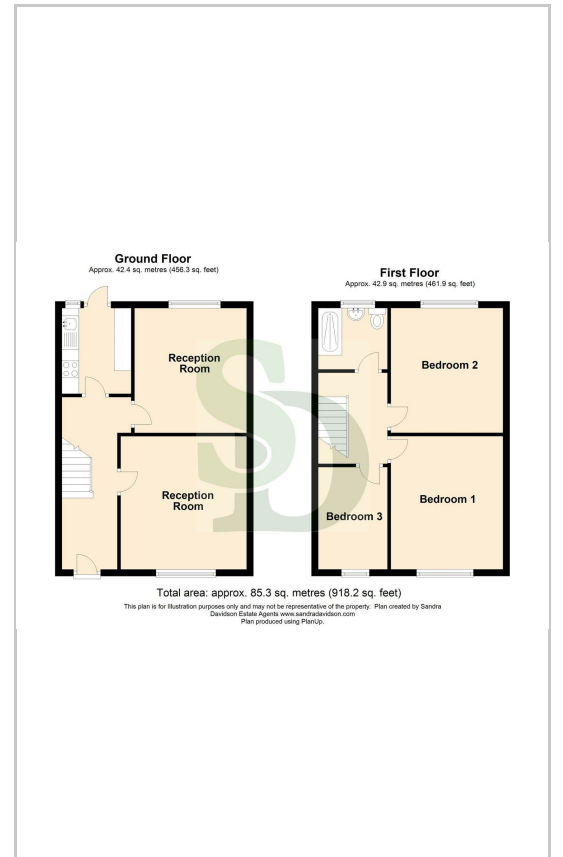
## AGENTS NOTE

No service or appliances have been tested by Sandra Davidson Estate Agents.

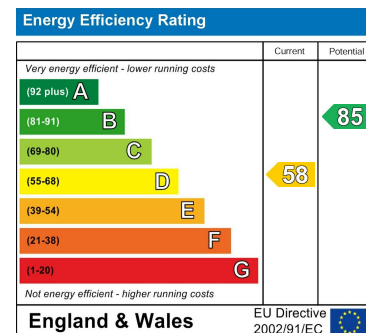
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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