



Mawney Road, Romford, RM7 7BH

£300,000







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# Mawney Road

Romford, RM7 7BH

- EPC - D
- REFURBISHED
- SEMI DETACHED
- STORAGE SHED WITH ELECTRIC
- GREAT ACCESS TO THE A12
- GROUND FLOOR MAISONETTE
- APPROX. 100FT GARDEN
- SHARED SIDE ACCESS
- CLOSE TO SUPERMARKETS
- FANTASTIC PUBLIC TRANSPORT OPTIONS

942 YEARS LEASE - PARKING - OWN 100ft GARDEN - REFURBISHED

Welcome to this charming ground floor maisonette located on the desirable Mawney Road in Romford. This delightful property boasts one reception room, one bedroom, and one bathroom, making it a perfect cozy home for a single individual or a couple.

With a generous 645 sq ft of living space, this maisonette offers a comfortable and inviting atmosphere. The property features a shared side access, ensuring convenience and ease to the garden when required. Additionally, the 942-year lease with no service charge provides peace of mind and long-term security for any potential homeowner.

The property is also close to supermarkets, ensuring that your grocery shopping is always a breeze. Additionally, with great access to the A12, commuting to work or exploring the surrounding areas is a convenient and stress-free experience.

One of the standout features of this property is the approximately 100ft garden, offering a tranquil outdoor space to relax and unwind, there is also a vegetable patch at the rear of the garden, if you are a keen gardener or want to start a new hobby. The garden also includes an insulated storage unit with electric supply, perfect for storing tools, bicycles, or creating a home office. The added bonus of additional loft storage provides ample space to keep your belongings organized and out of sight.

Furthermore, the property includes a parking space for one vehicle, eliminating the hassle of searching for on-street parking.

Don't miss the opportunity to own this beautiful maisonette on Mawney Road, offering a perfect blend of comfort, convenience, and charm. Contact us today to arrange a viewing and make this lovely property your new home!



ENTRANCE

RECEPTION ROOM

14'7" into bay x 12'2" (4.46m into bay x 3.72m)

HALLWAY

11'10" x 5'6" (3.62m x 1.69m)

MASTER BEDROOM

11'11" x 10'8" (3.64m x 3.26m)

KITCHEN/DINER

11'8" x 10'10" (3.56m x 3.32m)

LOBBY

BATHROOM

10'11" x 4'10" (3.34m x 1.48m)

EXTERIOR

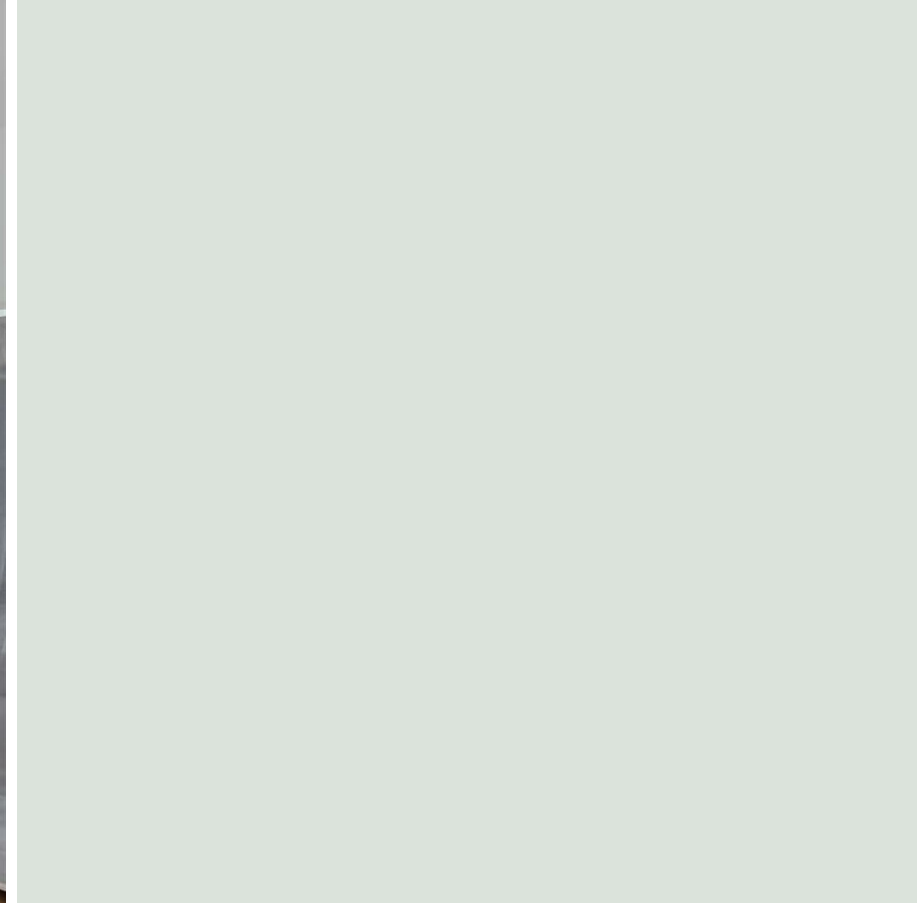
approx. 100" (approx. 30.48m)

STORAGE

15'5" x 7'5" (4.71m x 2.28m)

AGENTS NOTE





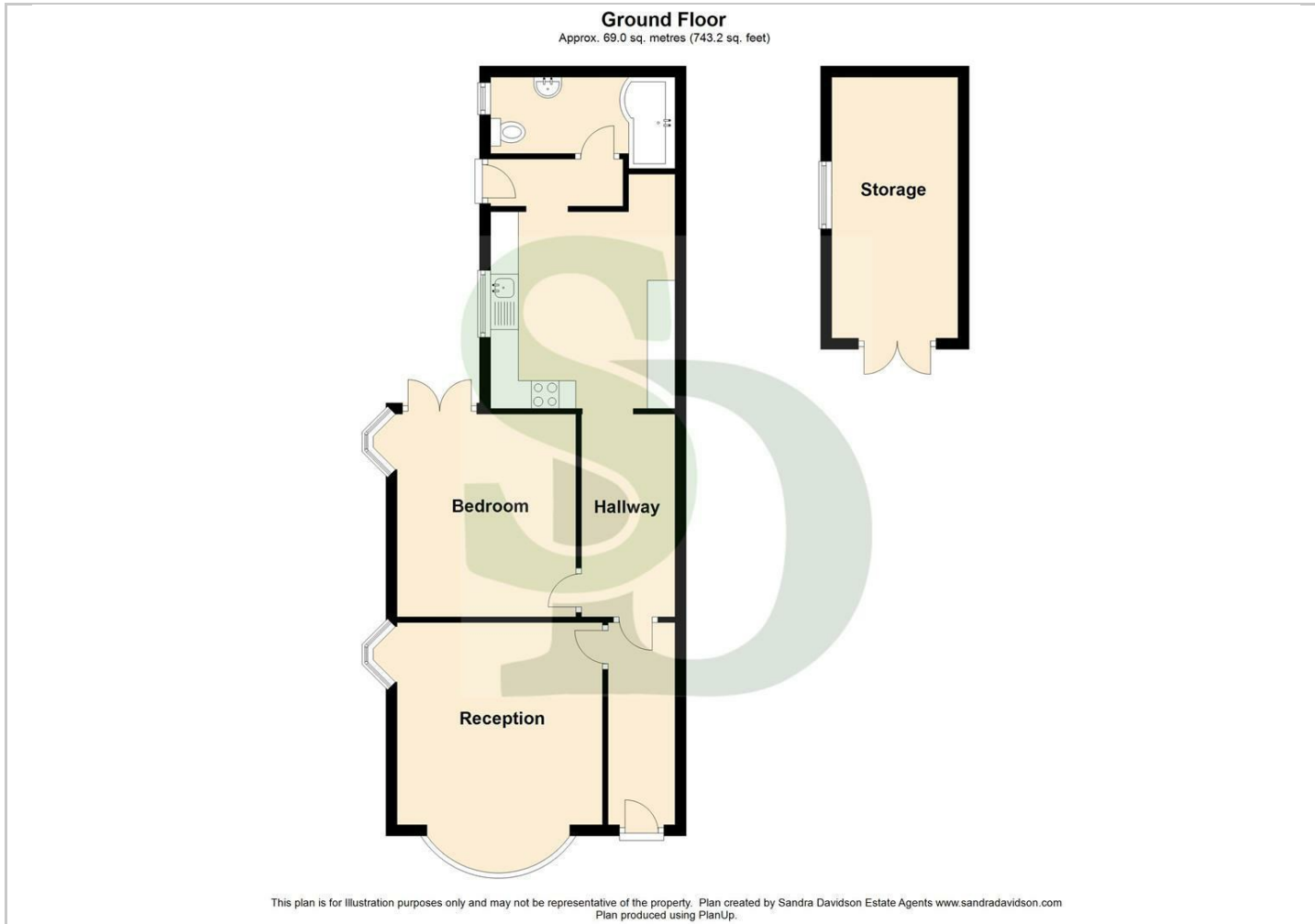
Directions







## Floor Plans



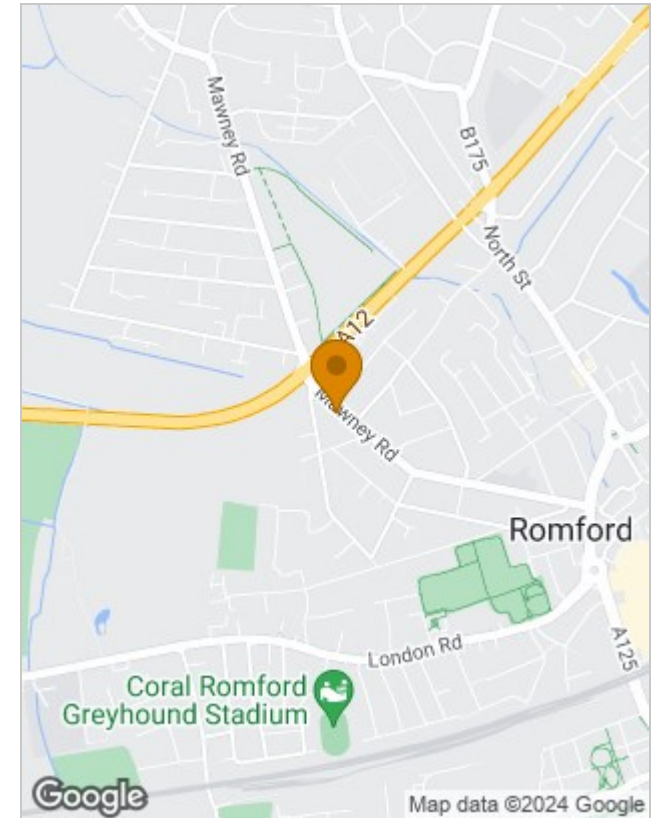
## Viewing

Please contact our Seven Kings Sales Office on 020 8597 7372 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

