



Highfield Road, Romford, RM5 3RA

- No Onward Chain
- Semi Detached House
 - Three Bedrooms
 - Two Reception Rooms
 - Off Road Parking
- Shared Drive to Detached Garage
- Scope To Convert Loft STPP

Offers in Excess of £450,000

Highfield Road

Romford, RM5 3RA



Entrance Hall

Entrance door, window, coving, stairs to first floor, cupboard under stairs, radiator, carpet.

Reception Room One

23'7 x 11'3 max sizes (7.19m x 3.43m max sizes)
Double glazed bay window, double doors to Reception Room Two. Coving, two radiators, carpet.

Reception Room Two

15'11 x 8'4 max sizes (4.85m x 2.54m max sizes)
Double glazed windows to two aspects, door to rear garden. Coving, radiator, laminate flooring.

Kitchen

10'4 x 6'4 (3.15m x 1.93m)
Double glazed window, range of base and eyelevel wall cabinets and worktops, porcelain single drainer sink unit, tiled walls, wall mounted boiler, laminate flooring.

First Floor Landing

Double glazed window. Access to loft space, coving, cupboard, carpet.

Bedroom One

12'10 x 10'1 max sizes (3.91m x 3.07m max sizes)
Double glazed bay window. Coving, radiator, built in wardrobes, carpet.

Bedroom Two

10'6 x 10'5 max sizes (3.20m x 3.18m max sizes)
Double glazed window. Coving, radiator, built in wardrobe, carpet.

Bedroom Three

9'7 x 6'9 max sizes (2.92m x 2.06m max sizes)
Double glazed window. Coving, radiator, built in wardrobe, carpet.

Bathroom

6'4 x 5'7 (1.93m x 1.70m)
Double glazed window. Suite comprising of panelled bath with shower attachment to tap, pedestal wash basin, low level WC, coving, part tiled walls, radiator, vinyl flooring.

Rear Garden

75' approx. (22.86m approx)
Crazy paved seating area to the direct rear of the property with the remainder mainly laid to lawn, flower beds, trees, outside light, outside tap.

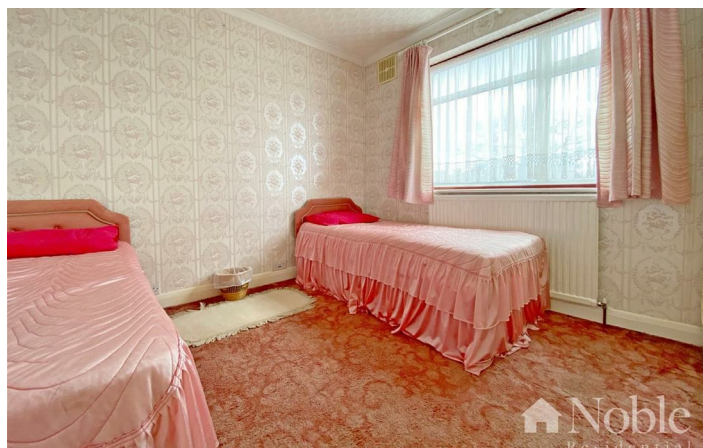
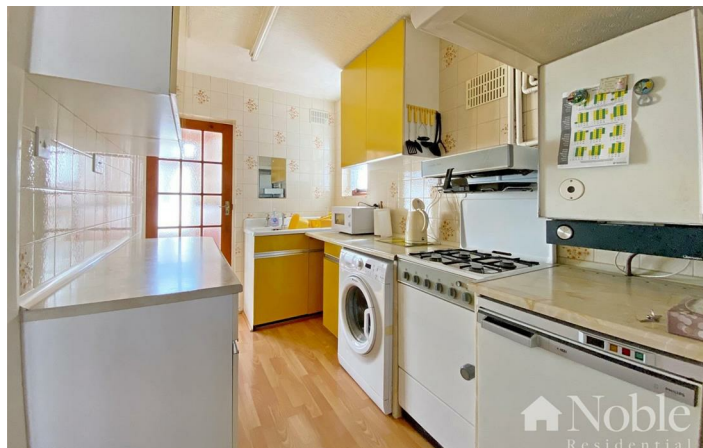
Parking

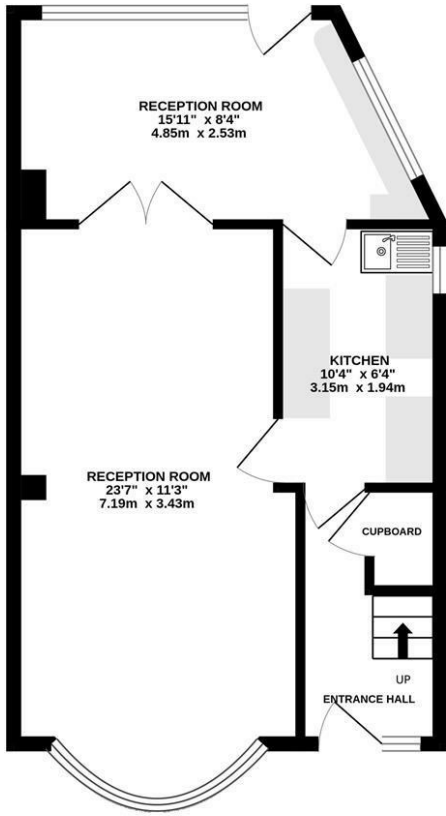
Off road parking to the front of the property via dropped kerb. Shared driveway leading to gates, which lead to detached garage and rear garden.

Detached Garage

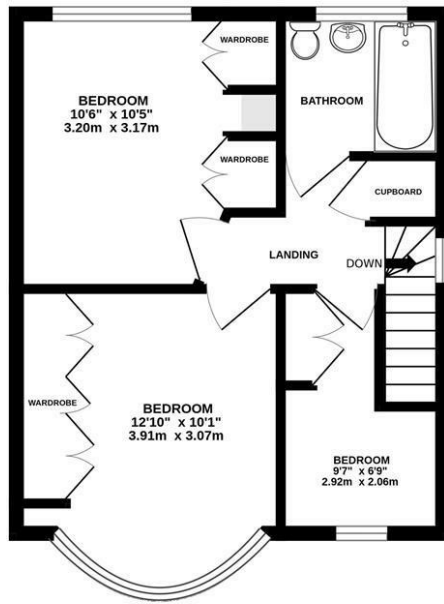
18'11 x 8'7 (5.77m x 2.62m)
Up and over door, pedestrian side door, windows, power, lighting.



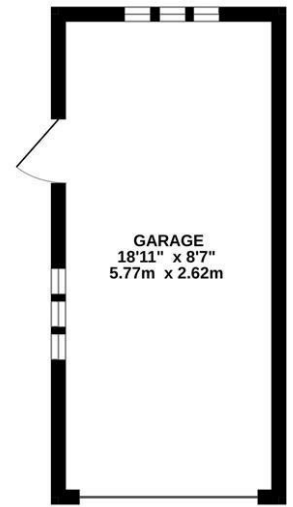




GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



EXTERNAL

TOTAL FLOOR AREA : 992 sq.ft. (92.2 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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Material Information:
Council Tax Band: D
Tenure: Freehold

