



Eastbrook Drive, Romford, RM7 0YU

- Guide Price £450,000 - £475,000
- 0.9 miles to Elm Park and 1.2 miles to Romford
 - Open Plan Kitchen/Dining
 - Three Bedrooms
 - Outbuilding With Power
 - Driveway For Two Cars
- Potential To Extend Into Loft
 - 80' Rear Garden
- Private entrance to the Chase Country Park with tearoom and fishing lakes

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Entrance Porch

7'2 x 4'2 (2.18m x 1.27m)

Entrance door, Laminate flooring.

Entrance Hall

10'7 x 5'7 (3.23m x 1.70m)

Stairs to first floor, radiator, carpet.

Reception Room

15' x 9'4 (4.57m x 2.84m)

Double glazed window to front, feature fireplace, radiator, carpet.

Open Plan Kitchen/Dining Room

18' x 14'8 (5.49m x 4.47m)

Double glazed French doors to rear, double glazed windows to rear and side, laminate flooring, wall and base units, integrated fridge freezer and washing machine, butler sink, island with units, laminate flooring, radiator.

Landing

8'4 x 6'1 (2.54m x 1.85m)

Double glazed window to side, loft access (partially boarded and suitable for conversion), carpet.

Bedroom One

11'3 x 10'2 (3.43m x 3.10m)

Double glazed window to rear, carpet, radiator, storage.

Bedroom Two

14'1 x 10'2 (4.29m x 3.10m)

Double glazed window to front, carpet, radiator.

Bedroom Three

7'3 x 6'1 (2.21m x 1.85m)

Double glazed window to front, carpet, radiator, storage.

Bathroom

6'2 x 6'0 (1.88m x 1.83m)

Spotlights, frosted double glazed window to rear, tiled flooring and walls, vanity wash hand basin, panelled bath, low level WC.

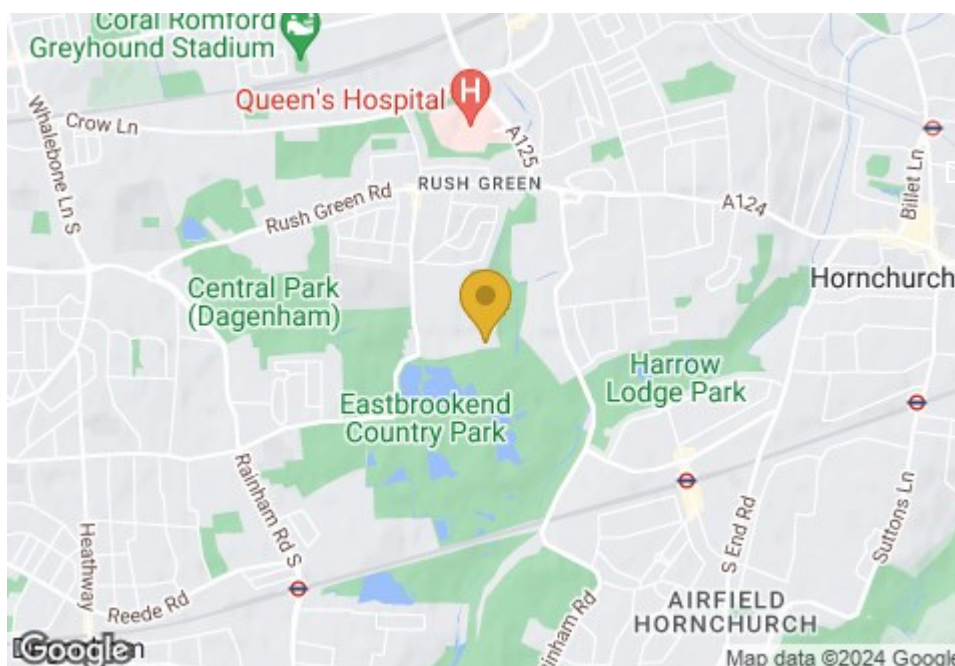
Garden

80' (24.38m)

Side pedestrian access, patio area, lawn, detached outbuilding to rear measuring 14'8 x 13'6 with power and light.

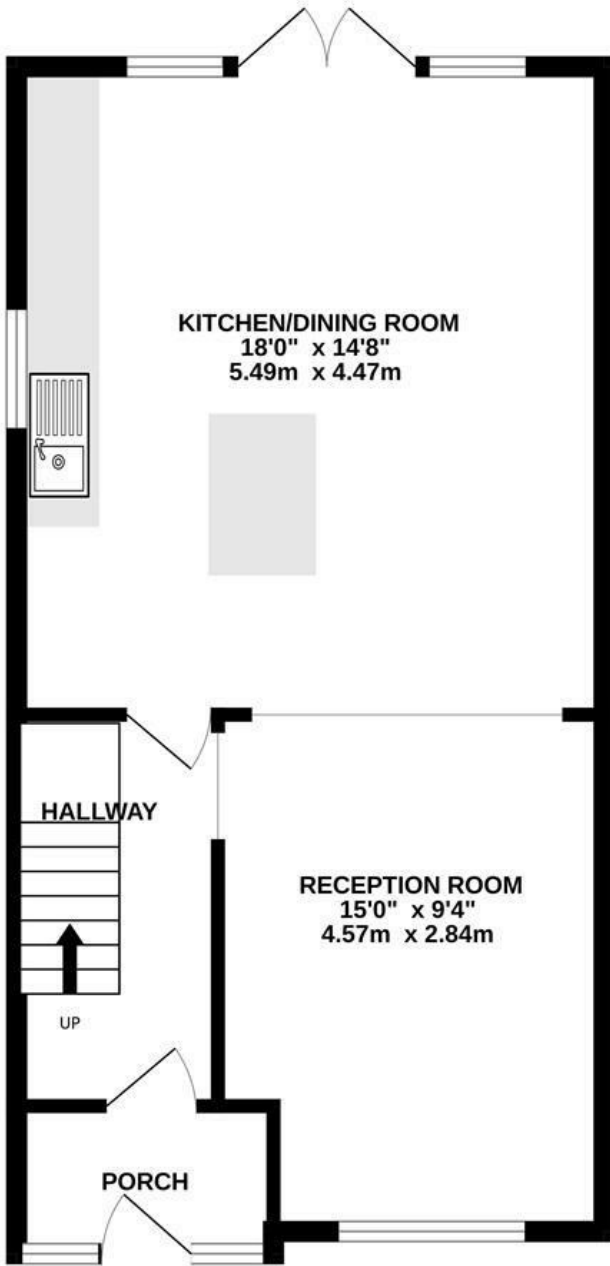
Driveway & Garage

Paved driveway for two cars, detached garage at the end of shared driveway.

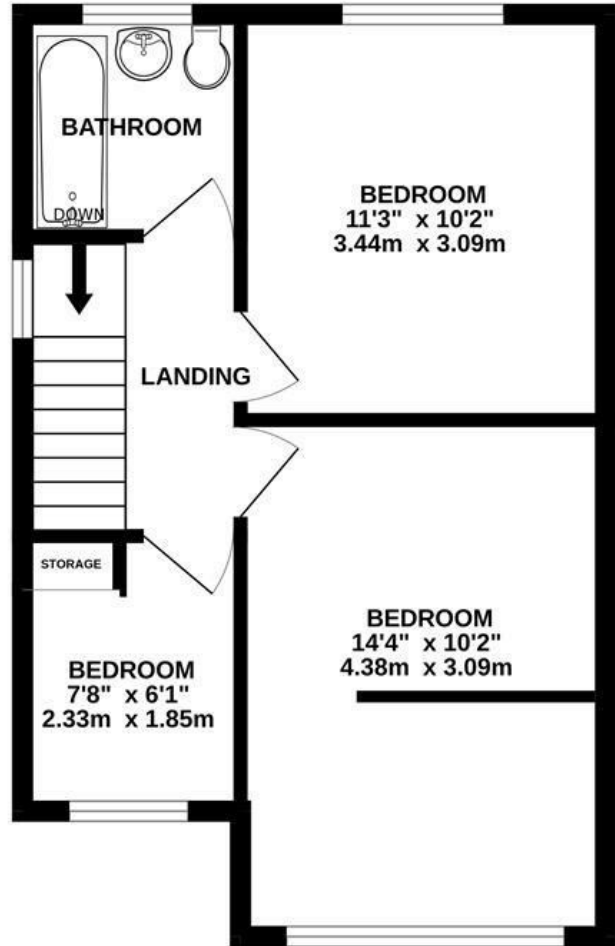




GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 926 sq.ft. (86.0 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: C
Tenure: Freehold

