

## Clive Road , Romford, RM2 5SP

- Guide Price £575,000 to £600,000
- 0.5 Miles To Gidea Park Train Station
  - Semi Detached
  - 65' Rear Garden
  - 26' Through Lounge
- Driveway For Two Cars
- Potential To Extend STPP
  - Utility Room

**Guide Price £575,000 - Freehold - Council Tax: D**

# Clive Road

Romford, RM2 5SP



## Porch

8'5 x 2'0 (2.57m x 0.61m)

Porch door, double glazed windows to front, tiled flooring.

## Entrance Hall

15'8 x 5'5 (4.78m x 1.65m)

Entrance door, understairs storage, radiator, laminate flooring.

## Through Lounge

28'1 x 11'7 (8.56m x 3.53m)

Double glazed window to front, electric fireplace, two radiators, laminate flooring.

## Kitchen/Diner

17'2 x 8'11 (5.23m x 2.72m)

Double glazed window to rear, double glazed French doors to rear, wall and base units, single drainer sink, integrated oven, microwave, four ring electric hob, dishwasher and fridge freezer, tiled flooring.

## Utility Room

7'4 x 5'7 (2.24m x 1.70m)

Double glazed window to side, space for washing machine and dryer, tiled flooring.

## Ground Floor WC

7'4 x 2'5 (2.24m x 0.74m)

Double glazed window to side, vanity wash hand basin, low level WC, heated towel rail, tiled walls and floor.

## First Floor Landing

Carpet, stairs to ground and second floor.

## Bedroom One

17'9 x 11'9 (5.41m x 3.58m)

Double glazed window to rear, built in wardrobes, radiator, carpet.

## Bedroom Two

14'8 x 11'03 (4.47m x 3.43m)

Double glazed window to front, built in wardrobes, radiator, carpet.

## Shower Room

6'7 x 5'3 (2.01m x 1.60m)

Spotlights, double glazed window to front, low level WC, vanity wash hand basin, shower cubicle, heated towel rail, tiled walls and floor.

## Second Floor Landing

Carpet, stairs to first floor.

## Bedroom Three

12'3 x 8'7 (3.73m x 2.62m)

Double glazed window to front, built in wardrobe, carpet, radiator.

## Bedroom Four

11'4 x 8'8 (3.45m x 2.64m)

Double glazed window to rear, built in wardrobe, radiator, carpet.

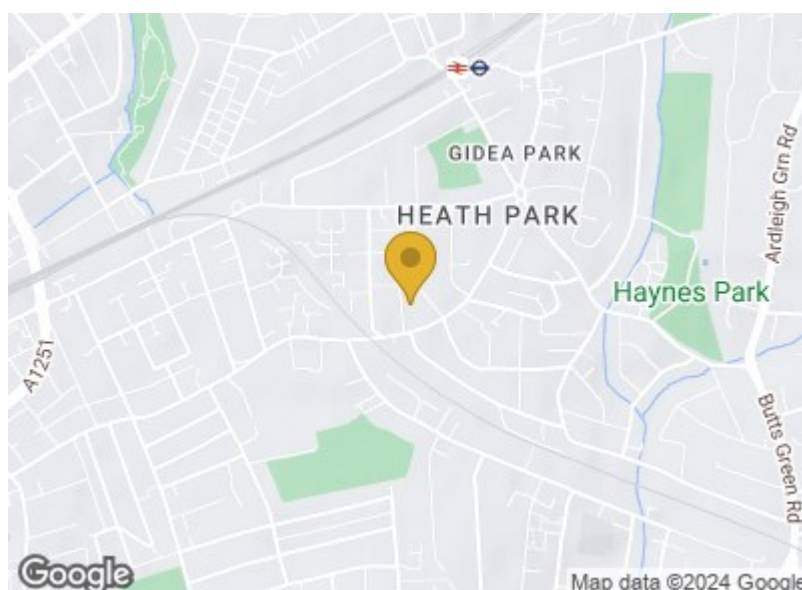
## Garden

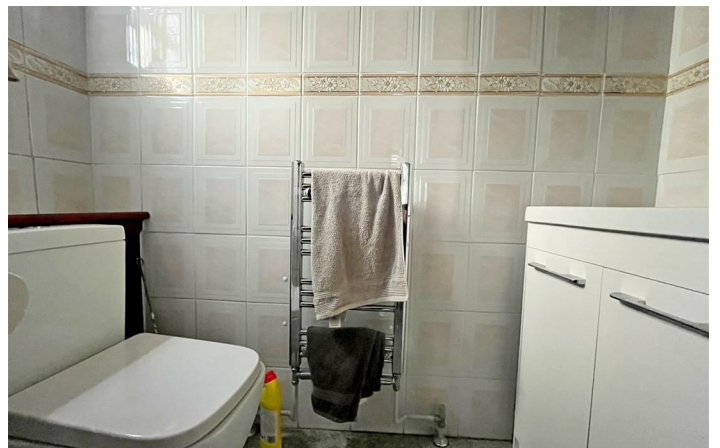
65' (19.81m)

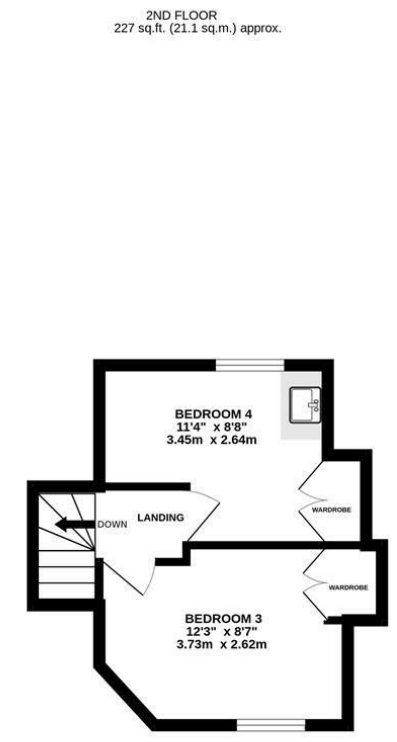
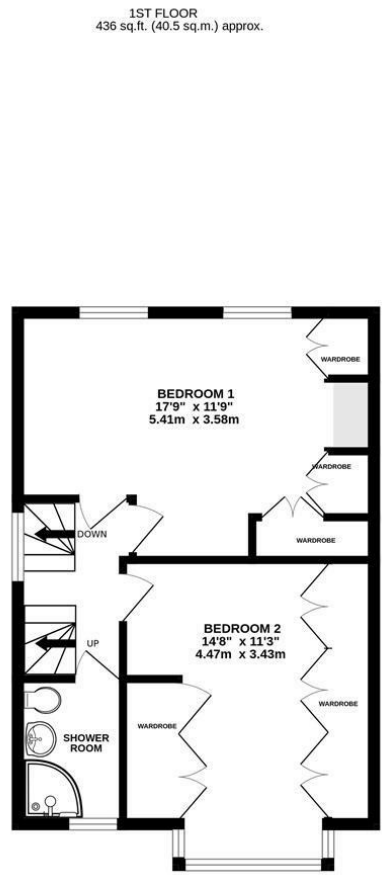
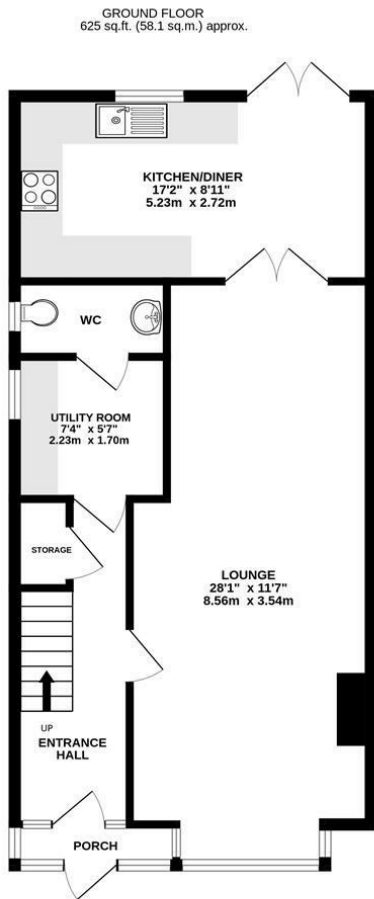
Part paved and part laid to lawn, shed, side pedestrian access.

## Driveway

Paved driveway for two cars.







**TOTAL FLOOR AREA : 1289 sq.ft. (119.7 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92 plus)		
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		<b>57</b>	<b>83</b>
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A (92 plus)		
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		