



Laurel Crescent, Romford, RM7 0RU

- Five Bedrooms
- Two Reception Rooms
 - Extended
- Driveway For Three Cars
- Potential to Extend Further STPP
- 1.4 Miles to Romford Station
 - 70ft Rear Garden

£575,000 - Freehold - Council Tax: D

Laurel Crescent, Romford, RM7 0RU



Entrance Hall

15'2 x 6'9 (4.62m x 2.06m)

Entrance door, understairs storage, radiator, laminate flooring.

Through Lounge

27'7 x 12'6 (8.41m x 3.81m)

Double glazed window to front, fireplace, two radiators, Double glazed French doors to rear, carpet.

Reception Room Two

10'3 x 7'6 (3.12m x 2.29m)

Double glazed window to front, spotlights, radiator, laminate flooring.

Kitchen/ Breakfast Room

15'2 x 9'2 (4.62m x 2.79m)

Spotlights, double glazed window to rear, door to rear, wall and base units with granite worktops over with inset sink, breakfast bar, five ring gas hob, with extractor over, double oven, single drainer sink, tiled flooring,

Utility Area

7'6 x 7'0 (2.29m x 2.13m)

Plumbing for washing machine, tumble dryer and space for fridge freezer.

Downstairs W/C

4'8 x 2'0 (1.42m x 0.61m)

Low level WC, vanity wash hand basin, tiled flooring.

Landing

Loft access, carpet.

Bedroom One

15'4 x 11'1 (4.67m x 3.38m)

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

Bedroom Two

12'3 x 10'4 (3.73m x 3.15m)

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

Bedroom Three

11'0 x 7'5 (3.35m x 2.26m)

Double Glazed window to front, radiator, laminate flooring.

Bedroom Four

8'7 x 7'0 (2.62m x 2.13m)

Double glazed window to front, radiator, laminate flooring.

Bedroom Five

7'3 x 6'6 (2.21m x 1.98m)

Double glazed window to rear, radiator, carpet.

Shower Room

4'1 x 2'8 (1.24m x 0.81m)

Spotlights, shower cubicle, tiled walls.

Bathroom

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

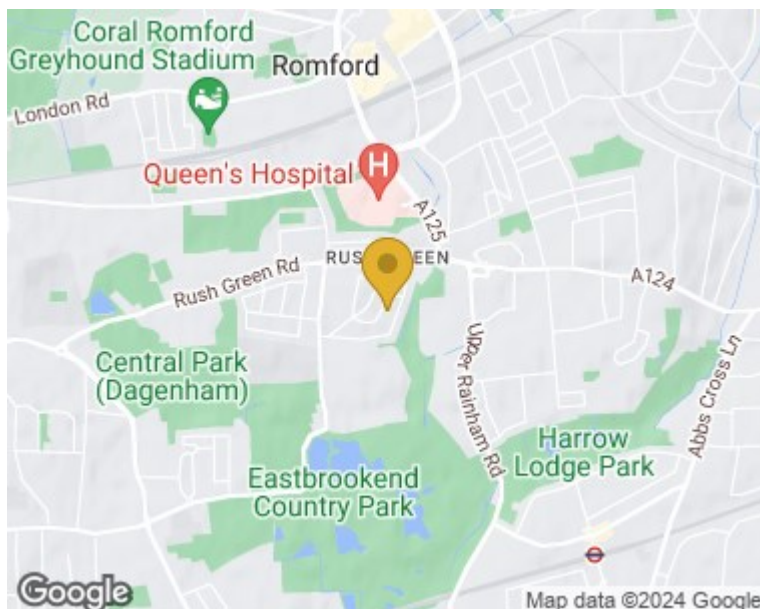
Garden

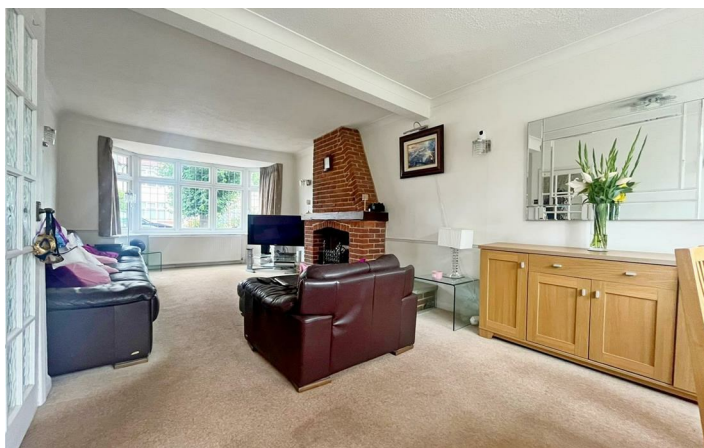
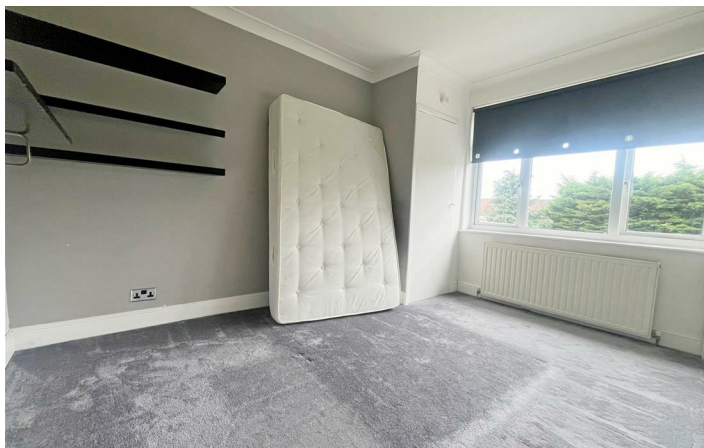
70' (21.34m)

Part patio and part laid to lawn, outbuilding.

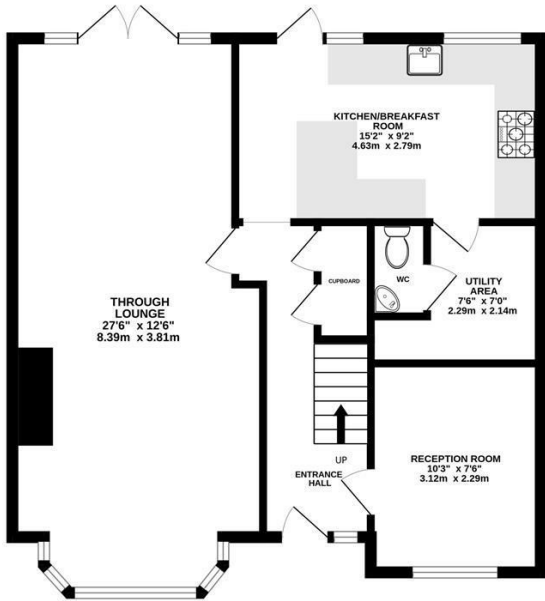
Driveway

Paved driveway for three cars.

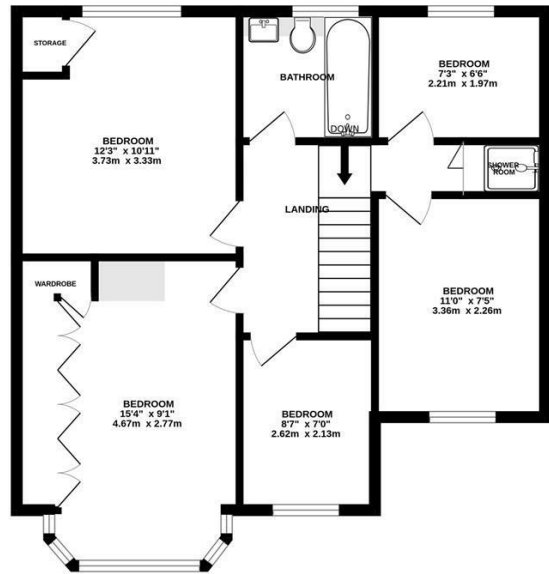




GROUND FLOOR
680 sq.ft. (63.1 sq.m.) approx.



1ST FLOOR
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA: 1314 sq.ft. (122.0 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: D
Tenure: Freehold

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

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