

**Richards Avenue, Romford, RM7 9ES**

- Two Bedrooms
- Two Reception Rooms
  - Conservatory
- Ground Floor WC
  - Driveway
  - 45 ft Garden

**£425,000 - Freehold - Council Tax: C**

# Richards Avenue

Romford, RM7 9ES



## Entrance Porch

French doors to front, frosted window to side, vinyl flooring.

## Reception Room One

21'10 x 15'11 narrowing to 11'9 (6.65m x 4.85m narrowing to 3.58m)

Double glazed bay window to front, coved ceiling, three radiators, carpet, stairs to first floor, under stairs cupboard.

## Ground Floor WC

Low level WC, pedestal wash hand basin.

## Reception Room Two

11'3 x 8'4 (3.43m x 2.54m)

Double glazed French doors to conservatory, vinyl flooring, radiator.

## Kitchen

10'5 x 7'1 (3.18m x 2.16m)

Double glazed window to conservatory, wall and base units, stainless steel single drainer sink, gas hob, oven, radiator, part tiled walls, vinyl flooring.

## Conservatory

15'8 x 8'2 (4.78m x 2.49m )

Double glazed French doors to rear, double glazed windows to rear, plumbing for washing machine, radiator, vinyl flooring.

## Landing

Carpet.

## Bedroom One

15'9 x 10'6 (4.80m x 3.20m)

Two double glazed windows to front, radiator, carpet, door leading to stairs providing access to loft area which is boarded and has a skylight to the rear.

## Bedroom Two

9'8 x 8'11 (2.95m x 2.72m)

Double glazed window to rear, radiator, carpet.

## Bathroom

Frosted double glazed window to rear, low level WC, vanity wash hand basin, corner bath with overheard shower, radiator, part tiled walls, vinyl flooring.

## Garden

45' (13.72m)

Two patio areas, lawn, raised flower beds, timber shed to rear in need of attention.

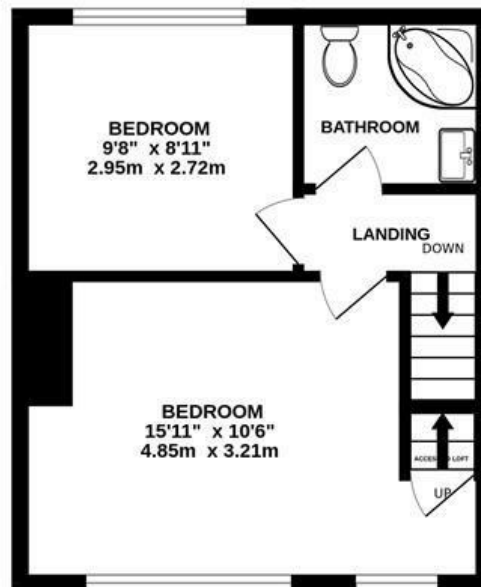
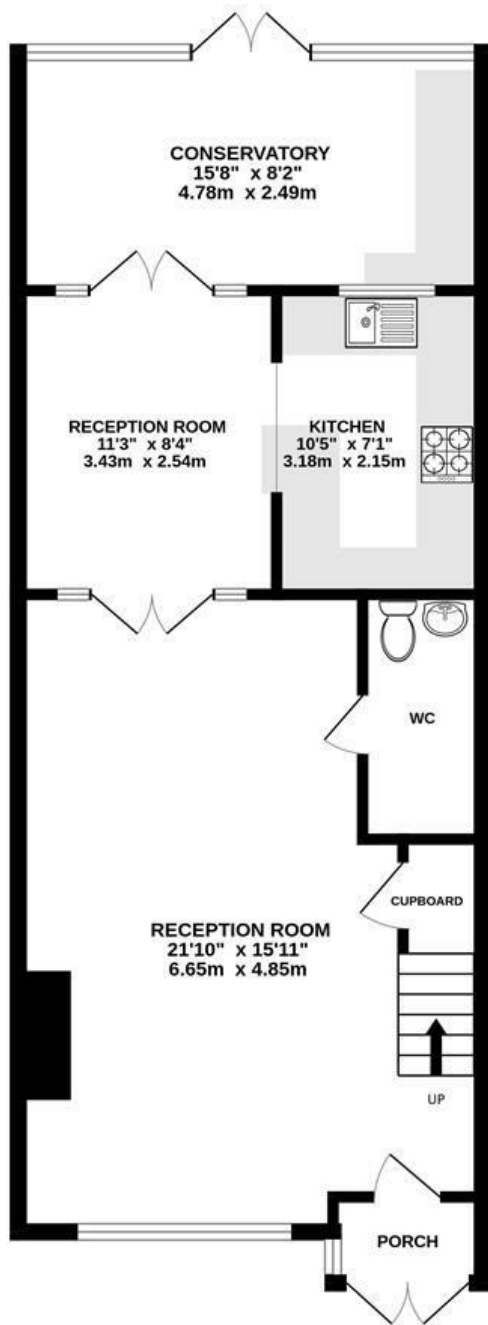
## Driveway

Driveway to front of property.









**TOTAL FLOOR AREA : 949 sq.ft. (88.1 sq.m.) approx.**

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Material Information:  
Council Tax Band: C  
Tenure: Freehold

