



Mount Pleasant Road, Collier Row, Romford
NO CHAIN!

Guide Price: £200,000 - £230,000

Leasehold

Mount Pleasant Road, Collier Row, Romford, Essex – 1 Bedroom Ground Floor Maisonette

Property Details:

Nestled in the charming area of Collier Row, Romford, this delightful 1 bedroom maisonette offers a perfect blend of comfort and convenience. Step into a cosy living space adorned with ample natural light, ideal for relaxation or entertaining guests. The well-appointed bedroom promises peaceful nights and serene mornings.

Outside, discover a tranquil patio garden complete with a summer house, perfect for 'Al fresco' dining or enjoying the warm summer evenings. A shed and garage provide ample storage space for your outdoor essentials, ensuring a clutter-free living environment.

Conveniently located near local amenities, schools, and good transport links, this maisonette presents an excellent opportunity for first-time buyers or those seeking a serene retreat in a sought-after location. Don't miss the chance to make this lovely property your own!

The décor is neutral throughout making it a blank canvas ready for you to put your own stamp on it. The bedroom is a good size double bedroom with large under stair storage cupboard and lots of natural light from the large window to the front of the property. The light and airy through lounge with dining area wraps round to the modern kitchen and offers plenty of space for entertaining guests. Beautiful wood floors add a touch of class to the finish. The rear garden has been laid mainly to a large decking patio area for 'Al Fresco' style dining, with the summer house that is complete with furniture is ready for the summer. The additional shed with power, plus your own garage provide extra storage space and both have power. Located close to good transport links and easy access to the A12 / M25 and A127 and only ten minutes to Romford Station for trains into the City. This property will definitely appeal to a variety of buyers including first time buyers, buy to let investors or those looking to downsize.

Ground Floor Only:

Entrance to the ground floor flat via front door to the side of the property.

Hallway: Part glazed UPVC from door. Access to lounge, bathroom and Bedroom. Tiled flooring. Radiator. Neutral décor.

Lounge/diner: 22'1" x 9'5". Modern décor, two radiators, wooden flooring, coved ceiling, large double glazed window across the rear with access to garden.

Kitchen: 12'10" x 6'6". Double glazed window to side and also door to rear garden. Modern fitted kitchen with wall and base units, stainless steel drainer with mixer taps, wooden style work surface, breakfast bar and tiled splash back. Cooker. Cupboard housing boiler. Neutral décor. Tiled floor.

Bedroom: 12'7" x 12'0". Double glazed window to front aspect. Neutral décor, wood flooring, built in storage cupboard under stairs. Radiator.

Bathroom: 5'10" x 5'8". Double glazed window to side aspect. Modern white suite comprising of panel bath, low level w.c., and hand basin. Tiles walls and floor.

Outside:

Outside: To Rear:- Patio style small garden mainly laid to decking for outside dining. Summer house (to remain) and shed (to remain) both with power and light. Side access to driveway and garage. The garage is a semi-detached single garage (15'1" x 7'6") to the rear side of the property and accessed via a shared driveway.

To Front of property:

Small front garden mainly laid to lawn with small border areas. The front garden is shared with the upper floor flat. The shared driveway runs down the side of the property giving access to the rear garden via a gate and further down, the garage.

This lovely property will make a fabulous first home or downsize and needs no work. It is beautifully presented and immaculate throughout. As a buy to let investment it also stands out with its size and what it has to offer.

Council Tax Band: B EPC Rating: C

Local Council: London Borough of Havering.

Approximate gross internal area 49 m² – 527 sq ft

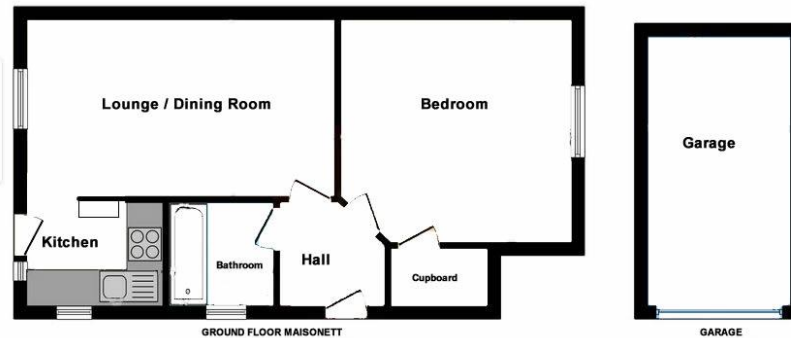
Lease hold: 78 years remaining. Ground rent is £100 pa. No service charges.

Please ask if you need mortgage advice as our brokers have mortgages lenders for these type of properties.





- 1 Double Bedrooms
- Lounge / Diner
- Fitted Kitchen with Breakfast bar.
- Modern Bathroom
- Patio Garden with Summer House and Shed to remain
- Gas Central Heating
- Double Glazing
- Garage
- Close to amenities, schools & transport links



NB: THIS FLOOR PLAN IS NOT TO SCALE AND IS FOR ILLUSTRATION PURPOSES ONLY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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