



**Upper Brentwood Road, Gidea Park, Romford
Semi Detached 3 Bedroom 2 Bathroom House**

**Price : Offers Over £540,000
Freehold**

Upper Brentwood Road, Gidea Park, Romford – 3 Bedroom Semi Detached Family Home

Property Details:

Spacious 3-bedroom, 2-bathroom family home with 2 reception rooms, fitted kitchen, annex room and large rear and front gardens. Add to this a double length garage with hard standing for parking at the rear and you have the perfect setting to make your dream family home. The property comprises of; on the ground floor, 2 large reception rooms, fitted kitchen, ground floor shower room, ground floor W.C., and separate attached annex room and on the first floor 3 bedrooms and the family bathroom. Lots of character features and high ceilings. Huge potential to expand with planning permission already granted. The large rear garden has a raised patio terrace ideal for 'Al Fresco' dining and a range of established trees and shrubs and has direct access to the garage with off street parking behind. Large garden to the front with lawns and border gardens and own separate door to the annex. This is a super property in a sought-after location. Close to good schools, amenities, shops and transport links with A12/M25 & A127 all close by. Gidea Park Station (Elizabeth Line) is just 3 minutes by car or a 13-minute walk and Romford Station is 7 mins by car. This house has everything you could want to make your dream family home. Planning permission has been granted for: Part single, part two storey side/rear extension. Replacement front porch and raised patio with steps to the rear.

This family home will appeal to a variety of buyers including up/downsize home movers and those looking for something with plenty of space but with potential to expand further. Don't delay, book your viewing! Viewing by appointment only.

Ground Floor:

Entrance from the front of the house via porch. Brick and glazed porch 4'11" x 2'4" – Glazed door to:

Hallway: 13'3" x 5'8" – Access to ground floor accommodation. Stairs to first floor. Under stairs storage. Fitted carpet. Radiator. Picture rail. Neutral décor.

Reception 1: 14'10" x 12'3" - Double glazed Bay window to front aspect. Feature fireplace. Panelled ceiling. High level ornament shelf. Fitted carpet. Radiator. Neutral décor.

Reception 2: 16'3" x 11'5" – Double glazed French doors leading large raised patio/terrace with steps to garden. Feature fireplace. High level ornament shelf. Fitted carpet. Panelled ceiling. Radiator. Neutral décor.

Kitchen: 11'8" x 11'7" > 6'3" L-shaped – Double glazed windows overlooking rear garden. A range of wall and base units for storage. Space for cooker. Space for washing machine and dishwasher. Stainless steel 1 ½ bowl sink with mixer tap and drainer. Panelled ceiling. Neutral décor. Door to shower room and door to annex room.

Ground floor Shower room 2: 4'11" x 4'5" – Double glazed frosted window to rear. Cubicle shower. Hand basin. Suspended ceiling. Vinyl flooring. Neutral décor. Door to:

Ground floor W.C.: 4'11" x 2'3" – Double glazed frosted window to rear. Low level W.C. Suspended ceiling. Vinyl flooring.

Annex Room: 11'11" x 10'1". 2 double glazed windows to side and front aspect. Door to front garden. Panelled ceiling. Beams to walls and high level ornament shelf. Fitted carpet. Radiator. Neutral décor.

First Floor

First Floor Landing: 6'11" x 6'10" – Double glazed frosted window to side aspect. Access to all first floor accommodation and access to loft. Fitted carpet. Panelled ceiling. Picture rail. Neutral décor.

Bedroom 1: 14'7" x 10'9" - Double glazed bay window to front aspect. Fitted wardrobe. Fitted carpet. Radiator. Panelled ceiling. Neutral décor.

Bedroom 2: 10'11" x 10'10". Double glazed window to rear aspect. Fitted wardrobes. Fitted carpet. Radiator. Panelled ceiling. Neutral Décor.

Bedroom 3: 7'4" x 6'10". Double glazed bay style window to front aspect. Fitted carpet. Radiator. Panelled ceiling. Neutral Décor. Currently used as office/study.

Bathroom: 6'10" x 5'11" – Double glazed frosted window to rear aspects. Modern 3 piece suit comprising of Panel bath with shower over. Low level W.C. and hand basin with storage surround. Fully tiled to walls & floor. Victorian style radiator with towel rail, Smooth ceiling with downlights. Neutral decor.

Outside:

Rear Garden: Approx 80' wide x 40' deep (unmeasured). Large rear garden with large raised patio area for 'Al Fresco' dining. The remainder mainly laid to lawn with border gardens with a variety of established trees, shrubs and plants with access to the double length garage and hard standing at rear for parking. Access from the front via slimline gate.

To Front of property: Mainly lawned with pathway and border gardens Access to rear garden via slimline side gate.

Council Tax Band: E - Local Council: Havering. - Approximate gross internal area 105.m2 – 1130 sqft
EPC: E

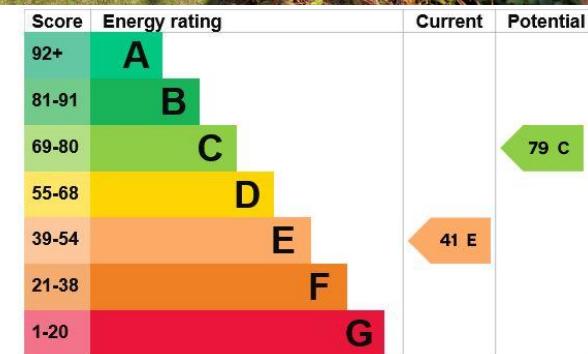
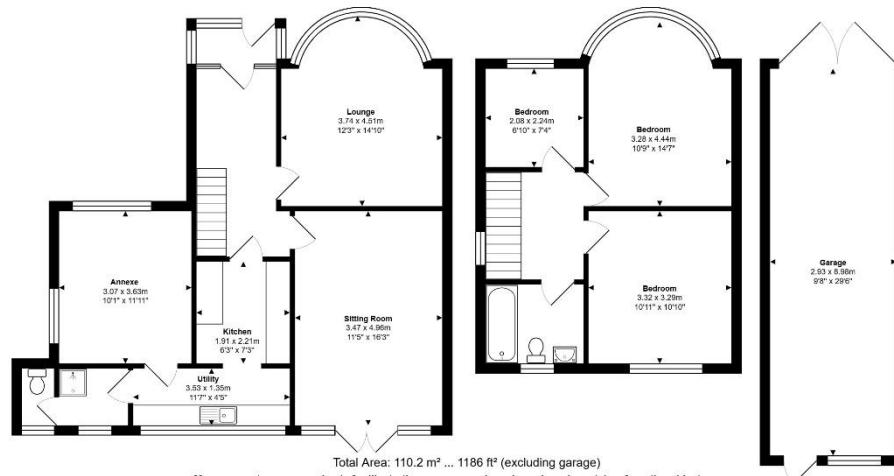




- 3 Bedrooms
- 2 Bathroom
- 2 Reception Rooms
- Fitted Kitchen
- Annex Room
- Gas Central Heating
- Double glazing
- Double Length Garage and parking to rear
- Large Rear & Front Gardens
- Close to Shops, Schools, Local amenities & transport links

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



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