



Bear Estate Agents are absolutely thrilled to bring to the market, this deceptively spacious and extremely well-presented three-bedroom family home which profits from a brand new roof, (June 2023) complete with a skylight and a new fitted kitchen, (2021). The property is also within short distance from local shops and amenities as well as Chadwell Heath Station.

## Burlington Gardens

Romford

**£475,000**

- Welcoming Entrance Hall With Understairs Storage
- Smart Kitchen Suite 8'5 x 6'9
- Family Bathroom Suite 6'11 x 5'11
- Wealth Of Permit Parking
- Walking Distance To Local Shops, Amenities & Rail Links Direct Into London
- Lounge/Diner, Living Area Into Bay Window 12'5 x 11'10 Plus Dining Room 12'2 x 10'11
- Master Bedroom Into Bay Window 11'9 x 10'6, Bedroom Two 12'4 x 10'9 Plus Bedroom Three 8'7 x 7'5
- Pleasant Rear Garden Plus Enclosed Area Of Front Garden
- Great Finish Throughout, Brand New Roof, Complete With Skylight Fitted June 2023
- Popular & Family Friendly Location





# Burlington Gardens



Internally the new owner will be greeted by a welcoming entrance hall complete with understairs storage cupboard.

Worthy of special mention is the stunning lounge come diner. The main living area measures 12'5 x 11'10 into a feature bay window. Sitting opposite the living area is the dining room which measures an equally impressive 12'2 x 10'11 with a large window which floods the room with natural light.

Completing the ground floor living accommodation is the smart kitchen suite which was fitted in 2021. Providing a wealth of worktop space and direct access to the garden the kitchen is great for growing families.

The first floor commences with a spacious landing allowing access to three bedrooms and the family bathroom suite.

The master bedroom measures a generous 11'9 x 10'6 into a feature bay window, bedroom two is equally generous measuring 12'4 x 10'9 whilst bedroom three measures 8'7 x 7'5.

The family bathroom suite measures 6'11 x 5'11 and consists of the W/C, washbasin and bath with overhead shower.

Externally the property benefits from a pleasant rear garden which is unoverlooked whilst to the front there is an enclosed, smaller area of garden. The street provides an abundance of permit parking with permits ranging in price between £30 - £40 per annum.

Situated within close proximity of local shops, amenities and rail links into London via Chadwell Heath Station the location is perfect for growing and already larger families.

Internal viewings come strongly recommended as opportunities to acquire homes of this calibre truly are few and far between.

Freehold.  
Council Tax Band D.

## **Welcoming Entrance Hall**

## **Lounge/Diner**

## **Living Room With Feature Bay Window**

12'5 x 11'10

## **Dining Room**

12'2 x 10'11

## **Kitchen**

8'5 x 6'9

## **Spacious First Floor Landing**

## **Master Bedroom Into Feature Bay Window**

11'9 x 10'6

## **Bedroom Two**

12'4 x 10'9

## **Bedroom Three**

8'7 x 7'5

## **Family Bathroom Suite**

6'11 x 5'11

## **Pleasant Rear Garden**

## **Enclosed Area Of Front Garden**

## **Wealth Of Permit Parking**

## **Walking Distance To Local Shops & Amenities**

## **Walking Distance To Chadwell Heath Station**

## **Brand New Roof Complete With Skylight Fitted 2023**

## **Kitchen Fitted 2021**

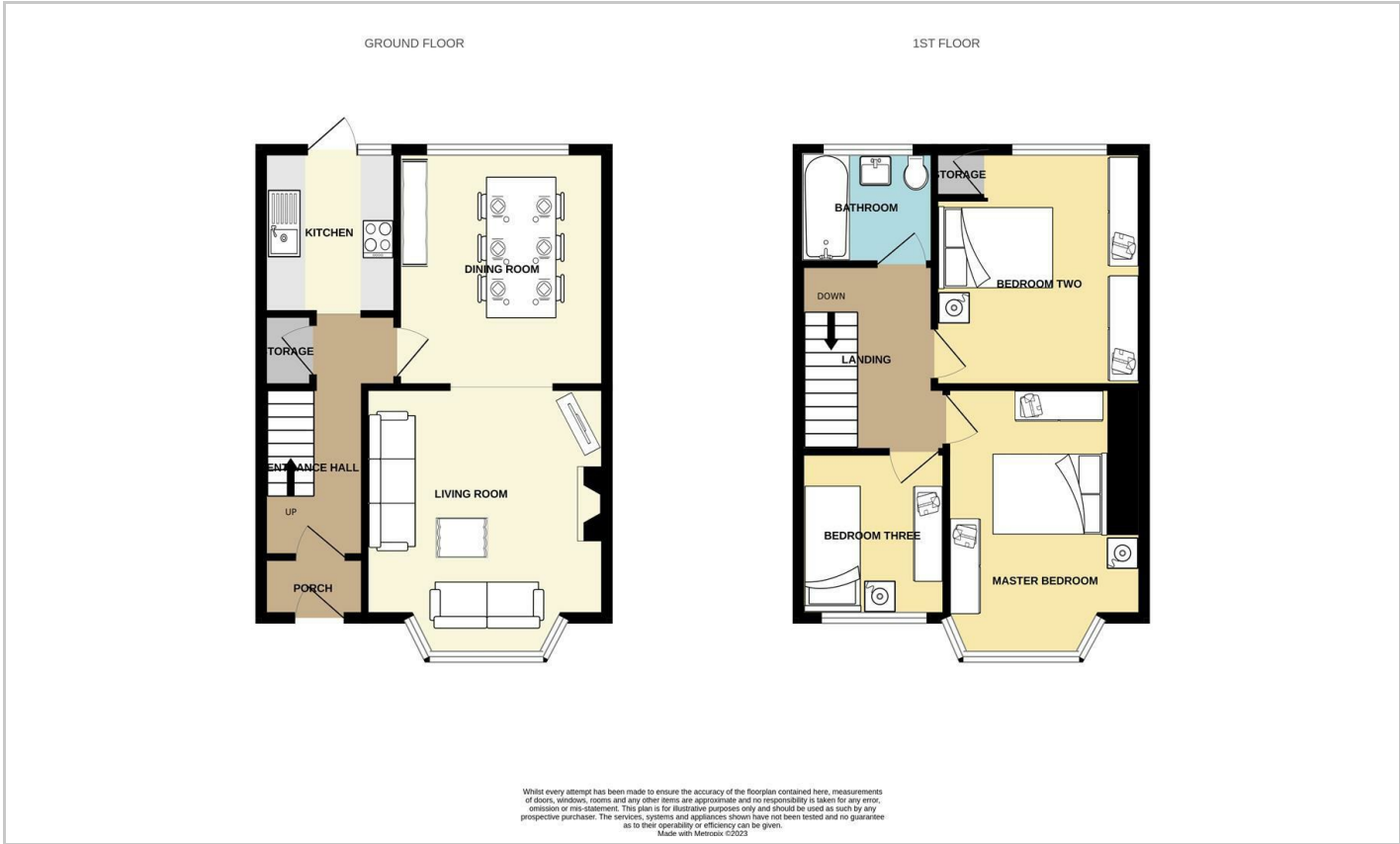
## **Well Presented Throughout**







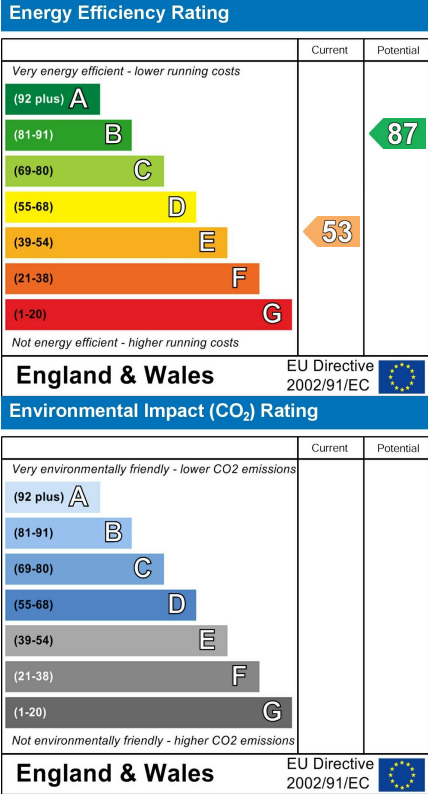
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Basildon Office on 01268 661215 if you wish to arrange a viewing appointment for this property or require further information.

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351 Clay Hill Road, Basildon, Essex, SS16 4HA

Office: 01268 661215 basildon@bearestateagents.co.uk http://www.bearestateagents.co.uk/