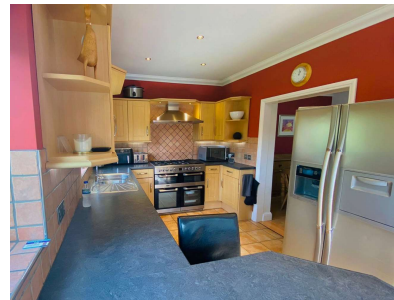
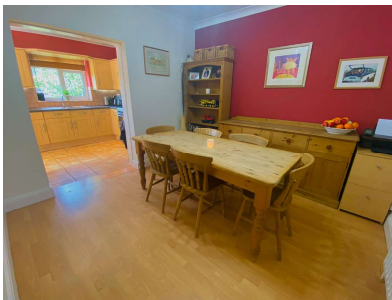


Elm Road, Mawneys, Romford, RM7

£575,000 freehold



Planning Permission approved for a 3 bedroom new build property adjacent to the existing property at the side



- **3 BEDROOMS**
- **LARGE GARDEN - OFFERING ROOM FOR EXTENSION**
- **GOOD LOCATION - CLOSE TO LOCAL AMENITIES, SCHOOLS AND PARKS**
- **BUS ROUTES INTO ROMFORD TOWN CENTRE SHOPPING / ELIZABETH LINE STATION NEARBY**
- **GAS CENTRAL HEATING**
- **DOUBLE GLAZED**

Do you have a big family and looking for a property with potential to extend? Are you a builder wanting to develop a small project? The opportunity exists here with this 3 bedroom end property on the Mawneys/Collier Row border in Romford.

The potential for either a 3 bedroom new build - as planning permission has been approved - or maybe a 2-storey extension at the side to vastly increase the bedroom/living space? Whatever your needs - call to book a viewing now!

This is a great opportunity for someone who is in the building trade who may be looking to move but also with an option to build a much bigger home. Alternatively, a developer may look at the option to build and sell a new 3 bedroom end house along with a refurbished mid terrace 3 bedroom property.

Please call Kevan Wimborne on 07498 206122 to discuss the options further.

Existing Accommodation:

Entrance Hall Double glazed door, double radiator, storage cupboard, stairs to 1st floor, door to:

Ground floor WC Low flush wc, wash hand basin,

Lounge 12'9 x 11'7 (3.93mx 3.56m) Double glazed window to front, radiator,

Dining Room 10'8 x 10'5 (3.29m x 3.20m) Double radiator, opening to:

Breakfast Kitchen 16'5 x 8'9 (5.02m x 2.71m) Fitted wall and base level units, breakfast bar and worktops, sink unit and extractor, integrated dish washer, underfloor heating, double glazed windows and door to garden, door to utility storage - plumbed for washing machine and dryer, sink unit,

First Floor Landing: Double glazed window to side, access to loft,

Bedroom 1 12'4 x 10'9 (3.77m x 3.32m) Double glazed window to front, fitted wardrobes, radiator,

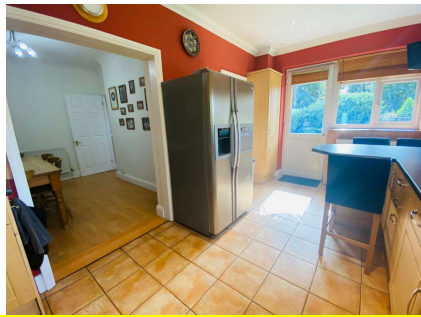
Bedroom 2 11'2 x 10'8 (3.41m x 3.29m) Double glazed window to rear, radiator,

Bedroom 3 7'7 x 6'3 (2.34m x 1.92m) Double glazed window to front,

Bathroom/WC White suite comprising panelled bath, shower fitment, low flush wc, wash hand basin, chrome towel rail, heated mirror,

Exterior Excellent parking space to the front and side. Detached garage. Access to rear garden, which is laid mainly to lawn and of good size - offering the potential for extension and improvement.

Council tax band – C (Havering Council tax charges 2023/2024 band C - £1,856.11)



VIDEO and more photos available online - kevanwimborne.exp.uk.com

EXISTING GROUND FLOOR PLAN
SCALE 1:100

EXISTING FIRST FLOOR PLAN
SCALE 1:100

PROPOSED BLOCK PLAN
SCALE 1:100

Proposed new build floorplan – available on line

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		
(1-20)	G		
Not energy efficient – higher running costs			

England & Wales EU Directive 2002/91/EC

The Property Ombudsman

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DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Kevan Wimborne has not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.