

**“One of the best extended properties you will find on the market”**

*Great living and entertaining space,  
4 good size bedrooms, 3 wc's and  
outdoor space for those great summer  
evening barbeques and parties*

**KEVAN WIMBORNE**

POWERED BY  
**exp** UK

*your local independent Estate Agent*

**07498 206122**



**£575,000 - £600,000** freehold

Guide price

Overall, you cannot fail to be impressed with everything this 4 bedroom house has to offer. It has been immaculately kept and features well laid out living space.

Situated in a cul-de-sac - so no through traffic - and close to Mawney Road, where frequent buses will take you to the centre of Romford and the Elizabeth Line station.

Convenient for local shops, a big open park and transport links on the A12, this is surely going to make one family very happy!!

**Essex Close**  
**Mawneys, Romford RM7**



You walk into a bright hall and will be impressed straight away with how well the house is kept. If you like to spread out in a kitchen to create those family favourite recipes, you'll love this big, bright, kitchen diner, with plenty of cupboards and workspace - which also has room for a dining table and a well-planned utility area - all opening out to the garden.

The family size lounge diner is a lovely room and a great place to relax leading onto a good size conservatory, which gives even more space - and in turn opens to your outdoor entertainment area in the garden.

Upstairs, the 4 bedrooms are all on one floor, accessed from the split stairway and landing. Very well presented and spacious, the main bedroom features an en-suite shower room/wc and the additional bedrooms are all suitable for good size families. Also included is a beautiful family shower room - there will be no more queueing to get ready in the morning rush!

Outside there is enough space to park 2 cars off the road, at the front and at the back you'll enjoy a reasonable size garden - not too big that you spend hours having to maintain - this garden is made for easy maintenance and relaxing outdoor enjoyment. What used to be the garage is now an ideal space for an office or small gym - or whatever you want to make it!

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Hall - Ground floor WC

Lounge Diner 22' x 11'5" reducing to 9'5" (6.82m x 3.50m < 2.89m)

Kitchen Diner 20'6" x 10' increasing to 18'6" (6.27m x 3.04m > 5.66m)

Conservatory 16'3" x 6'6" (4.96m x 2.01)

First floor

Bedroom 1 14'3" x 9'9" reducing to 7'2" (4.35m x 3.01m < 2.19m)

En-suite Shower Room/WC

Bedroom 2 12'8" x 10'2" (3.90m x 3.10m)

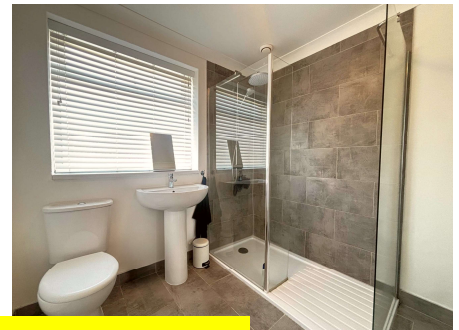
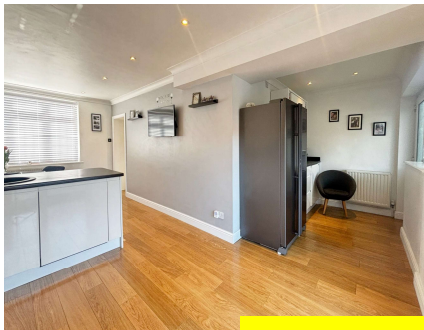
Bedroom 3 9'7" x 9'6" (2.95m x 2.92m)

Bedroom 4 6'2" x 7' (1.88m x 2.13m)

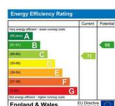
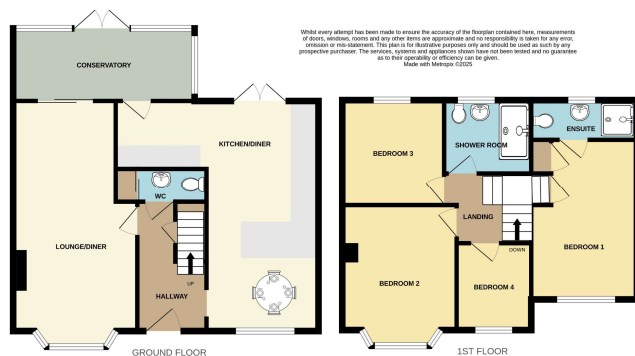
Shower Room/WC 6'7" x 7'5" (2.04m x 2.28m)

Exterior Off road parking to front - garden at rear

London Borough of Havering Council Tax Band D - £2,207.92 (2024/2025)



more photos available online - [kevanwimborne.exp.uk.com](http://kevanwimborne.exp.uk.com)



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