

*"Wait until you see the loft.
There's potential... and then
there's wow, great potential!"*

Convenient location - just a short walk
to bus routes into Romford and a short
drive to reach A12, A127 & M25.

KEVAN WIMBORNE

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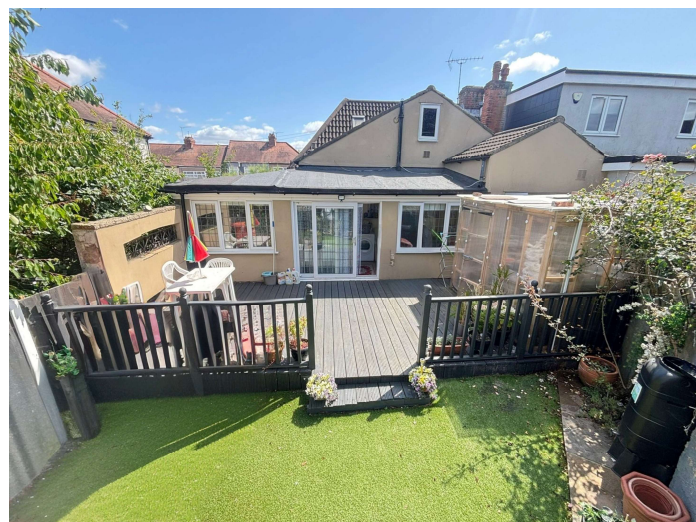
£550,000 freehold

**Bartlow Gardens
Collier Row, RM5**

This super-sized 2 DOUBLE bedroom bungalow is bursting with space, opportunity, and serious future potential — including a huge loft just begging to be converted (STPP) - (the next door bungalow has already had a loft conversion giving 2 extra bedrooms and a shower room)

Set in a great, convenient location, it's already larger than most 2-bed bungalows nearby, it's perfect for downsizers, families, or anyone dreaming of single-level living with room to grow.

Whether you're thinking of extending, converting, or just enjoying the space as it is, this home has the footprint and flexibility to make it your own.



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Step through the door and straight into a spacious lounge/diner that's perfect for relaxing or entertaining — and it flows effortlessly into a well-fitted kitchen, making everyday living a breeze.

Tucked off to the side, you'll find the 2 generous double bedrooms and a modern shower room/WC, giving you comfort and convenience all on one level.

At the back, the bright garden room is the ideal spot to chill with a coffee or enjoy dinner while soaking up garden views. Need extra space? There's a handy utility store, plus internal access to the garage — which has real potential to become a third bedroom, office or hobby space!

Outside, the garden is low-maintenance and lovely, and there's plenty of parking at the front too.

Homes like this don't stick around — book your viewing before it's gone!

ENTRANCE PORCH

LOUNGE DINER 17'8 X 12'0 (5.40m x 3.66m)

BEDROOM 1 12'4 x 11'10 (3.76m x 3.60m)

BEDROOM 2 17'6 x 8'4 (5.33m x 2.54m)

SHOWER ROOM/WC

KITCHEN 9'0 x 7'10 (2.74m x 2.39m)

GARDEN ROOM/DINER 22'2 x 7'9 (6.75m x 2.36m)

UTILITY 6'5 x 4'8 (1.95m x 1.42m)

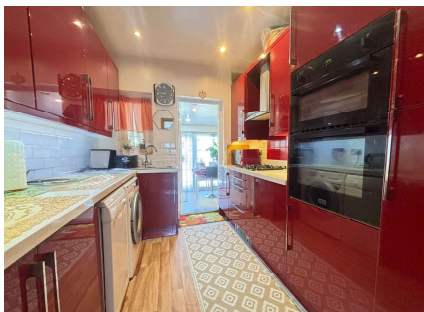
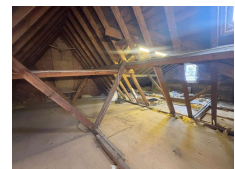
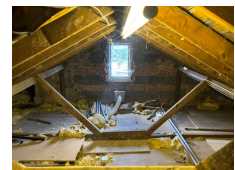
Steps from Garden room leading to:

ATTACHED GARAGE

EXTERIOR Off road parking 2/3 cars

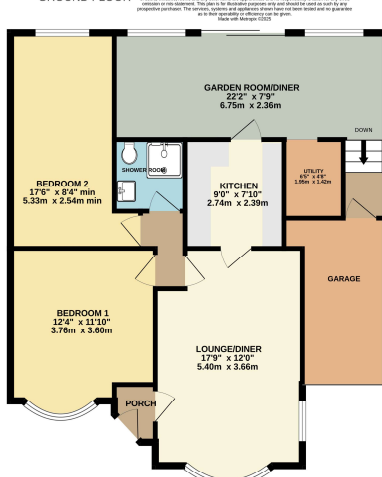
Easy to maintain rear garden with raised deck and artificial lawn

HAVERING COUNCIL TAX 2025/2026 - Band D - £2,313.55 pa



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

GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		85
B (81-91)		
C (69-80)		
D (55-68)	62	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



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