

Francis & Friends



OLIVE STREET, ROMFORD, RM7 7DS



- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- SPACIOUS KITCHEN/DINER
- UTILITY ROOM
- GROUND FLOOR W.C.
- GARDEN OFFICE
- OFF ROAD PARKING
- 75' APROX REAR GARDEN
- ATTRACTIVE PERIOD FEATURES
- ROMFORD STATION (0.6 OF A MILE)

REQUEST A VIEWING - 020 3621 8818

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ASKING PRICE: £699,995

A deceptively spacious period property found within the well regarded "Mawneys" location, a popular and quiet residential area that is made up of just a few exclusive roads and enviably positioned for some of the the town centres best perks.

This fantastic semi-detached family home retains many attractive and original features throughout, providing the perfect balance between modern additions and characterful charm.

Throughout this property you will find a number of period fireplaces, picture rails, coved ceilings, panelled doors and all complimented by stylish decor.

Further benefits include plantation style shutters, attractive fitted kitchen, modern bathroom, feature radiators, Amtico flooring, off road parking with electric car charging point, 75' approx. rear garden with further courtyard and garden office. Special mention should also be made of the double loft space that offers great potential to provide additional bedrooms and perhaps a further bathroom (subject to relevant planning consents).

As you enter this home you are greeted by an inviting hallway and immediately struck by the depth of accommodation that is offered. The front reception room with bay window and feature fireplace is a cosy space. There is a further reception room, a spacious kitchen/diner, utility room and ground floor cloakroom/w.c.

We continue to the first floor and find four double bedrooms and a modern family bathroom. The "primary" bedroom is an indulgent space that features an attractive fireplace, as does the second bedroom.

For those with children in mind, the local area benefits from a number of well performing schools to suit all ages and plenty of open green spaces.

Commuters are well served by Romford Elizabeth line station being just 0.6 of a mile away and bus routes taking you to neighbouring towns.

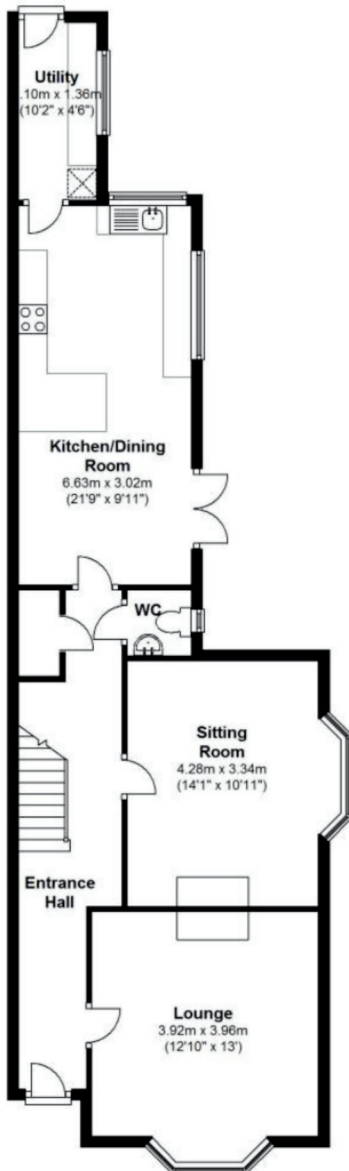
The property is also well located for many other amenities, including the local market, supermarkets, bars, restaurants, coffee shops, big brand stores and independent retailers.



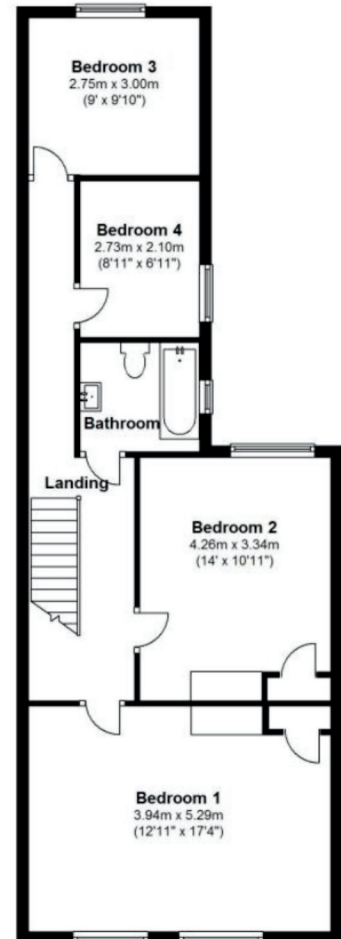
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Ground Floor



First Floor



This plan is for guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass before making any decisions reliant upon them.



Disclaimer - Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers.