

FREEHOLD



House - Mid Terrace

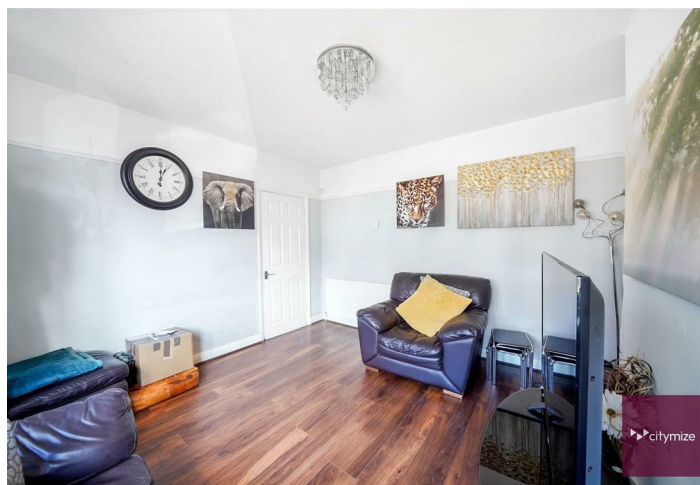
MARSHALLS DRIVE ROMFORD RM1

Guide price

£450,000

FEATURES

- Mid-terraced freehold family home
- Three well-proportioned bedrooms
- Spacious kitchen/dining room
- Comfortable reception room
- Double glazing and gas central heating
- Patio garden with versatile outbuilding
- Off-street parking for two cars
- Close to well-regarded local schools



 citymize

3 Bedroom House - Mid Terrace located in Romford

Ground Floor

Reception Room

13'7" x 12'3"

Stepping in from the entrance hallway, you'll find a bright and versatile reception room designed for comfortable living. A generous double-glazed bay window at the front fills the space with natural light, creating a welcoming atmosphere. The room is laid with practical laminate flooring, providing a durable foundation for your chosen furnishings.

Kitchen/Dining Room

18'2" x 11'6"

Accessed directly from the reception room, this spacious open-plan kitchen and dining area forms the functional heart of the home. The kitchen features a range of wall and base units offering practical storage, ample worktop space, and an inset sink positioned beneath a double-glazed window overlooking the rear garden. There is plenty of room to fit your own appliances, while the dining area comfortably accommodates a family-sized table, ideal for meals and entertaining. Laid with durable laminate flooring consistent with the ground floor, the space benefits from direct access to the garden, creating a seamless flow between indoor and outdoor living.

Garden

94'10" x 18'2"

Imagine the possibilities! This generous rear garden offers an excellent opportunity to create your own outdoor haven. Mostly laid to lawn, it provides a spacious area for children to play or for bespoke landscaping. A paved patio is already in place, ideal for outdoor dining and entertaining. While the garden may benefit from some attention, it presents a blank canvas for you to design your perfect outdoor space, whether that is a vibrant family garden, a stylish entertaining area, or a peaceful retreat.

Outbuilding

21'1" x 16'3"

This substantial outbuilding in the rear garden offers fantastic versatility and potential. With both electricity and a water supply already connected, it's ready to be transformed to suit your needs. Whether you're dreaming of a fully equipped workshop, a handy utility space, a home office, gym, or even a separate living area (subject to planning permission), this outbuilding provides valuable extra space and flexibility, adding real appeal and convenience to the property.

First Floor

Master Bedroom

13'11" x 10'5"

The spacious master bedroom, located at the front of the property, benefits from a large double-glazed bay window that fills the room with natural light. Fitted furniture provides practical storage solutions, maximising the usable space. The room is fully carpeted and offers generous proportions, with plenty of space for a large bed and additional furnishings, creating a comfortable and private retreat.

Double Bedroom

11'9" x 10'5"

This well-proportioned double bedroom provides a comfortable and private space, overlooking the peaceful rear garden for a quiet outlook. It features fitted furniture, offering excellent built-in storage. Finished with carpet flooring, the room is ready to accommodate a double bed along with additional furnishings, making it an ideal second bedroom or guest room.

Single Bedroom

7'7" x 7'4"

This versatile single bedroom offers a flexible space, ideal for use as a child's

room, guest room, or home office. Fitted furniture provides practical storage, helping to maximise the usable space. Finished with carpet flooring, the room is well-presented and ready to adapt to a variety of needs.

Bathroom

7'4" x 6'7"

Located on the first floor, the family bathroom is fitted with a three-piece suite comprising a bathtub with overhead shower, wash basin, and WC. Fully tiled walls ensure easy maintenance, while a double-glazed window allows for natural light and ventilation. The space is functional and well-presented, offering scope for personalisation to suit your style.



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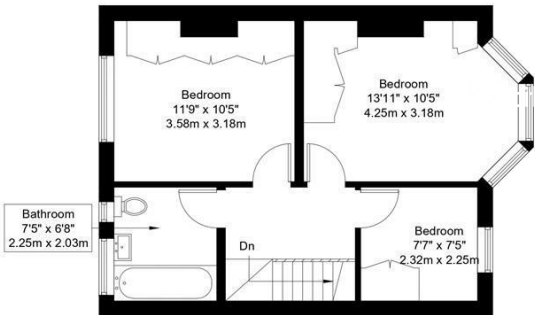
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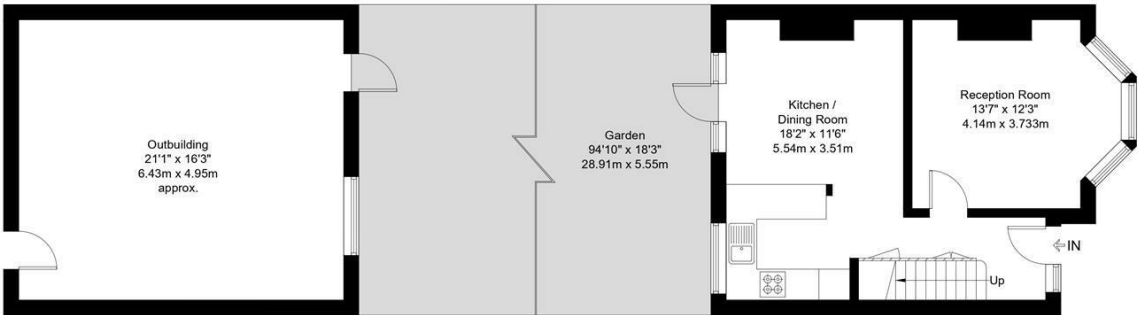
Marshalls Drive, RM1

Approximate Gross Internal Area = 80.6 sq m / 868 sq ft

Outbuilding = 31.8 sq ft / 342 sq m



First Floor
41.4 sq m / 446 sq ft



Ground Floor
39.2 sq m / 422 sq ft



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors and the Total Gross Internal Area (GIA), are approximate. Maximum widths and lengths are represented on the floor plan. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	72	
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

