

FREEHOLD



House - Mid Terrace

THATCHES GROVE ROMFORD RM6

Asking price

£425,000



FEATURES

- Generously proportioned two-storey family home
- Bright and spacious reception room
- Generous eat-in kitchen/diner with ample storage
- Three well-sized bedrooms
- Private rear garden
- Private off-street parking



3 Bedroom House - Mid Terrace located in Romford

Ground Floor

Entrance Hall

On entering, you are welcomed by a bright and inviting entrance hall, which provides access to the through-lounge, the kitchen, and the staircase to the first floor, creating a natural flow between the main living areas

Reception Room

20'9" x 11'1"

A bright and exceptionally spacious reception room, ideal for family living and entertaining. Wood-effect laminate flooring runs the full length of the room, while sliding glass doors provide direct access to the substantial rear garden, seamlessly connecting indoor and outdoor spaces. Neutrally decorated with light-painted walls, the room is filled with natural light and offers a versatile space, ready to become your personal canvas.

Kitchen

20'9" x 7'6"

A practical and generously sized kitchen, perfectly designed to accommodate a large family dining table, creating an excellent eat-in space. The room features traditional warm wooden wall and base units, providing ample storage and preparation space, with fitted appliances included. Terracotta-style tiled flooring adds character and durability. Natural light fills the room through a window and an external door, which also offers convenient access to the side of the property.

First Floor

Bedroom 1

14'8" x 10'7"

This substantial master bedroom offers a calm and inviting retreat. Bright and welcoming, it features soft fitted carpeting and is beautifully lit by a large window, creating a warm and airy atmosphere. A standout feature is the generous run of fitted wardrobes with white panelled doors, providing excellent built-in storage and ensuring a stylish, clutter-free space.

Bedroom 2

11'3" x 9'10"

This impressively proportioned double bedroom is bright and welcoming, featuring soft carpeting throughout. The generous dimensions provide ample floor and wall space, offering excellent flexibility for freestanding furniture and wardrobe arrangements.

Bedroom 3

11'4" x 6'5"

A well-proportioned and naturally bright room, featuring soft carpeting throughout. The generous floor space comfortably accommodates essential furniture, creating a flexible and welcoming space.

Shower Room

7'6" x 5'6"

This shower room features a large walk-in shower enclosure with a clear screen, complemented by a low-level WC and basin. A window provides natural light and ventilation, completing the bright and practical space.

Exterior

Garden

64'10" x 18'4"

The property boasts a generous and private rear garden, predominantly laid to lawn. A central paved pathway runs the length of the garden, providing easy access from the house. Fully enclosed by fencing, the space offers excellent potential for landscaping, children's play, or outdoor entertaining, with seamless access directly from the main reception room.

Parking

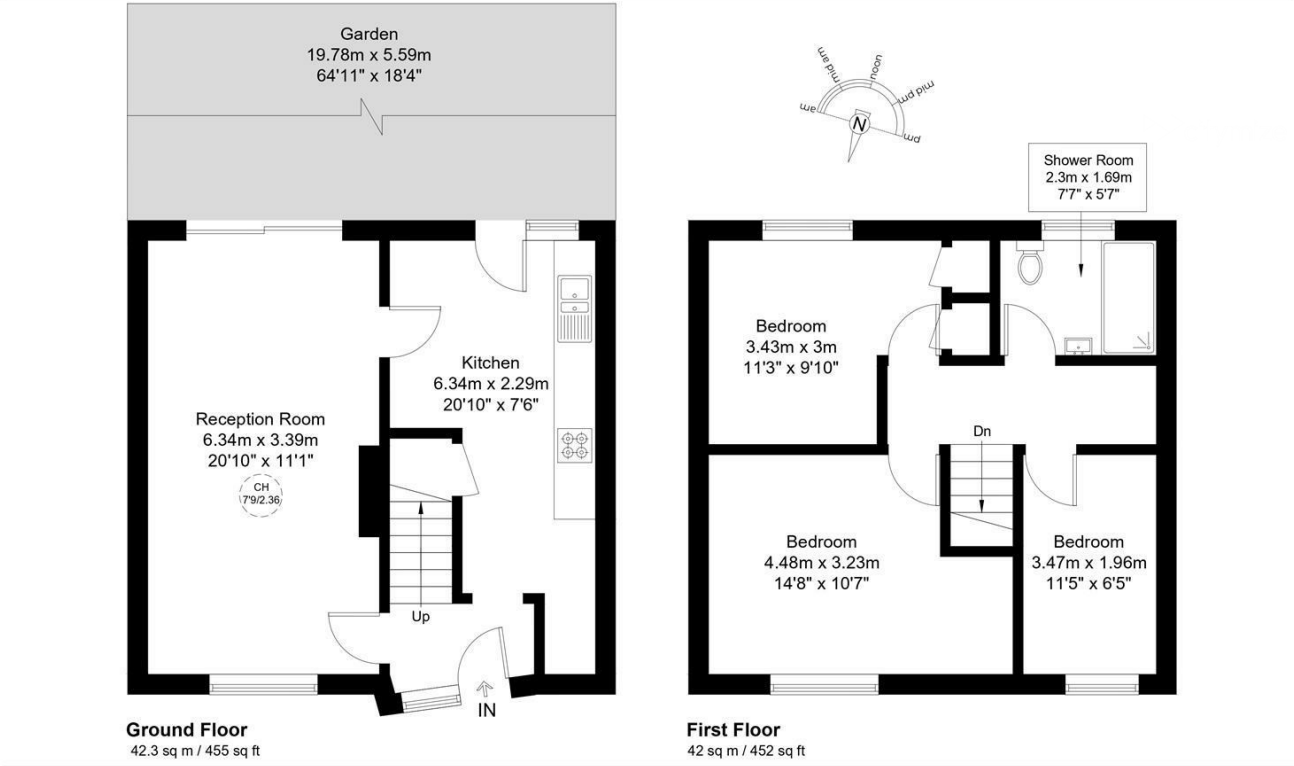
The property benefits from the considerable advantage of private off-street parking to the front. The area has been thoughtfully converted into a practical driveway with two concrete tracks, providing convenient and secure parking with direct access to the property.



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Council Tax Band
C

Thatches Grove, RM6 **Approximate Gross Internal Area = 84.3 sq m / 907 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		86
(81-91) B		
(69-80) C	69	
(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.

