

FREEHOLD



House - Mid Terrace

NASH ROAD, ROMFORD, RM6

Asking price

£375,000

FEATURES

- Mid-terrace house in modern refurbished condition
- Two generous double bedrooms
- Ground floor reception with dining/conservatory
- Freehold tenure
- Fully double glazed with gas heating
- Off-street driveway parking



 citymize

2 Bedroom House - Mid Terrace located in Romford

Ground Floor

Reception Room

16'7" x 11'8"

This bright and generously sized reception room forms the true heart of the home and creates a superb first impression. Finished in clean, neutral tones and laid with attractive light grey laminate flooring, it offers a stylish yet practical living space ready for immediate occupation. Large sliding double doors open directly into the dining area within the conservatory, providing a wonderful sense of flow that is ideal for family life, entertaining, or simply relaxing in comfort.

Kitchen

10'8" x 5'4"

This bright and modern fitted kitchen is efficiently designed for everyday use, offering excellent storage and preparation space. It features a contemporary range of sleek white wall and base units complemented by contrasting dark worktops and white tiled splashbacks, creating a clean and timeless look. The floor is finished with practical light grey laminate flooring, while a window provides natural light and ventilation, ensuring the space feels bright, airy, and pleasant to use.

Dining Room (Conservatory)

10'5" x 8'4"

This conservatory extension provides a versatile dining area or an ideal space for a children's playroom, adding valuable flexibility to the ground floor accommodation. The light grey laminate flooring continues seamlessly from the reception room, complemented by recessed spotlights that enhance the bright, modern aesthetic. Double glazed French doors open directly onto the private rear garden, offering a lovely connection between indoor and outdoor living.

First Floor

Bedroom 1

11'9" x 9'0"

This generous double bedroom serves as the master suite and is presented in excellent decorative order with neutral walls and a soft grey carpet. A key feature is the fitted mirrored sliding wardrobes, offering substantial built-in storage while maximising the usable floor space. A double glazed window overlooking the front aspect fills the room with natural light, enhancing its calm and comfortable atmosphere.

Bedroom 2

11'8" x 10'9"

A bright and generously sized second double bedroom, offering excellent flexibility for family living. Presented in neutral décor with a soft grey carpet, the room easily accommodates a variety of furniture layouts, including a study area or bunk beds as currently arranged. A double glazed window overlooks the rear garden, providing a peaceful and private outlook.

Bathroom

5'11" x 5'4"

This modern family bathroom is fully tiled from floor to ceiling in contemporary light-toned ceramic tiles, creating a clean and low-maintenance finish. It features a three-piece suite, comprising a panelled bath with an overhead shower attachment, a low-level WC, and a wash hand basin set within a vanity unit for practical storage. An obscure double glazed window to the rear aspect provides natural light and ventilation while maintaining privacy.

External Areas

Rear Garden

33'3" x 11'10"

The rear garden is a private, fully enclosed space designed for low-maintenance enjoyment. It is mainly laid to large, attractive paving stones, with a small

decorative circle of artificial lawn. The perimeter is secured by tall timber panel fencing, providing privacy and safety for children or pets. A useful storage area is situated at the rear, completing this practical and versatile outdoor space, ideal for relaxing or outdoor activities.

Shed

9'10" x 5'9"

The garden includes a practical and attractive shed, painted in a dark grey or blue finish. Featuring twin windows and a central door, it provides useful storage while adding a stylish touch to the outdoor space.

Parking

Off-street driveway parking is provided at the front of the property, offering convenient and secure space.

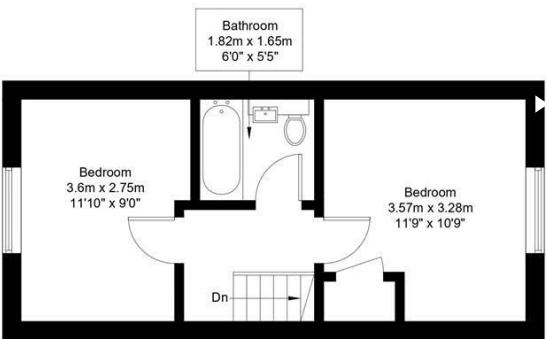
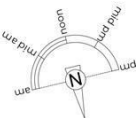


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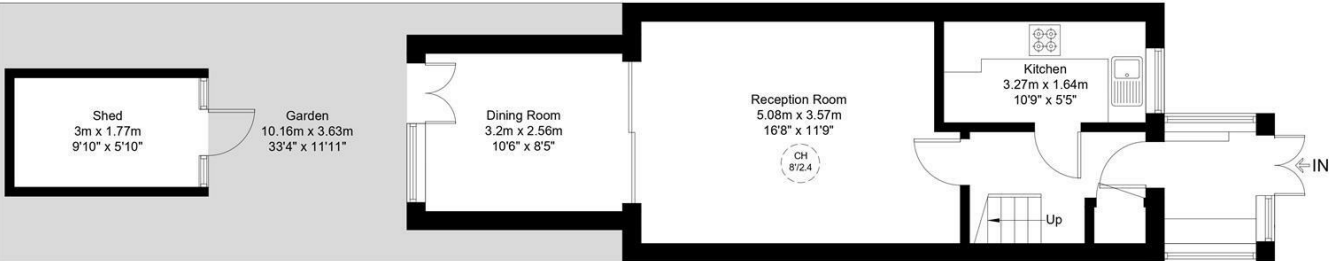
Council Tax Band
C

Nash Road, RM6

Approximate Gross Internal Area = 71.2 sq m / 766 sq ft



First Floor
 29.5 sq m / 318 sq ft



Ground Floor
 41.7 sq m / 449 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	73	
(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.

