



## Melksham Close, Romford

Guide Price £450,000



- A beautifully presented and fantastic size three bedroom family home
- Meticulously loved and cared for by the current owners
- Excellent size living space throughout
- Lovely size lounge
- Stunning Wren fitted kitchen with integrated appliances
- Inviting entrance hallway and useful lobby area with storage cupboards and utility cupboard
- Three great size bedrooms one of which boasts its own study or dressing room
- Modern shower room
- Nice size rear garden
- Resin driveway providing parking



**GUIDE PRICE £450,000 - £475,000.**

**Nestled in the desirable Melksham Close, Romford, this beautifully presented terraced house is an ideal family home. Boasting an excellent size living space, the property has been meticulously maintained by its current owners, ensuring a welcoming atmosphere from the moment you step inside.**

**Upon entering, you are greeted by an inviting hallway that leads to a bright and airy lounge, perfect for relaxation or entertaining guests. The stunning Wren fitted kitchen is a highlight of the home, featuring integrated appliances that make cooking a delight. Adjacent to the kitchen, a convenient lobby area offers additional storage cupboards and a utility cupboard, enhancing the practicality of the space.**

**The first floor features a large landing that leads to three generously sized bedrooms. One of the bedrooms is particularly impressive, as it includes its own study or dressing room, providing a versatile space that can be tailored to your needs. Completing the upper level is a beautifully appointed shower room, designed for both comfort and style.**

**Outside, the property boasts a nice size rear garden, perfect for outdoor activities or simply enjoying the fresh air. Additionally, a large shed provides ample storage, while a resin driveway offers convenient parking for your vehicles.**

**This charming home combines modern living with ample space, making it an excellent choice for families seeking comfort and convenience in a sought-after location. Don't miss the opportunity to make this delightful property your own.**

Impressive entrance hall commences with stairs leading to first floor accommodation. Colour washed wooden style flooring.

Lounge 13'3 x 12'0 double glazed window to front. Continuation of wooden style flooring. Coved ceiling.

Beautifully presented Wren kitchen/diner 13'3 x 10'1 double glazed window to rear. An array of wall and base mounted units with matching storage drawers. Quartz work tops with matching upstands housing sink with swan neck mixer tap. Induction four ringed hob. Zanussi oven, combination oven - plate warmer, AEG dishwasher and Zanussi fridge/freezer to remain. Wooden style flooring. Smooth ceiling with ample spotlighting.

Inner hallway gives external access. Two storage cupboards plus utility cupboard.

Spacious first floor landing is home to three well proportioned bedrooms, modern shower room and study area/dressing room. Storage cupboard and access to loft.

Main bedroom 14'2 max x 11'8 double glazed window to front. Built in wardrobe.

Bedroom two 9'11 x 8'8 double glazed window to front. Built in wardrobe.

Bedroom three 10'5 max x 8'7 double glazed window to rear.

Shower room comprises shower cubicle fitted with "Mira" shower. Vanity wash hand basin and WC. Heated towel rail. Tiled flooring. Tiling to walls. Obscure double glazed window.

Study Area/Dressing Room 6'8 x 5'2

Externally the property has good size rear garden commencing with large decked seating area. Side access gate and shed to remain 16'0 x 8'0 (split into two) power and light connected. Remaining garden is lawned.

Resin driveway parking to front. Power points.

Council Tax Band: C

Local Authority: Havering

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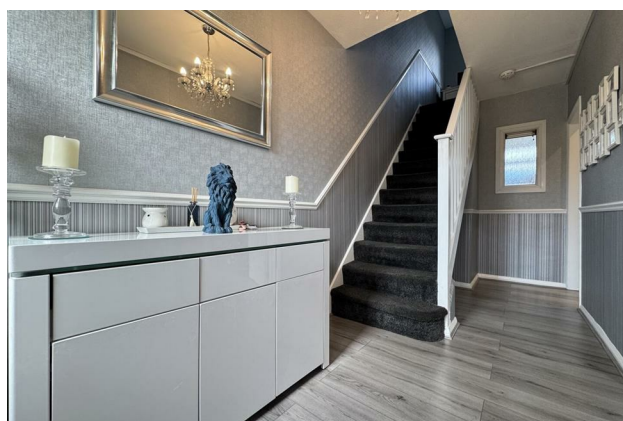
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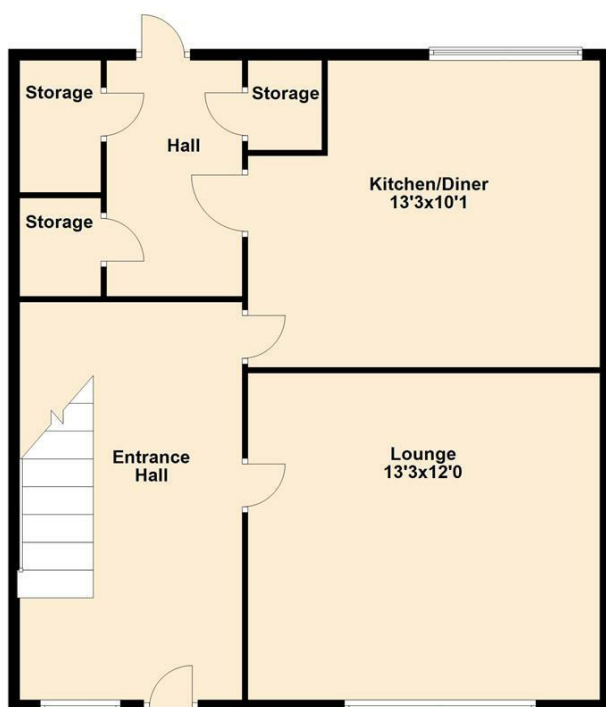
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Romford is a large town in East London and the administrative centre of the London Borough of Havering. It is located 14.1 miles northeast of Charing Cross and offers easy access to A13/M25 road links. Romford market is one of the oldest markets, ideal for shopping or grab a bite to eat in the fabulous indoor shopping centre. Queen's Hospital was built on the site of the former Oldchurch Park, a short distance south of the town centre.



Ground Floor



First Floor

