

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Heather Glen, Romford, RM1 4SR



£650,000

Situated in a popular location is this well presented five bedroom semi-detached family home benefiting from having a large lounge, open plan kitchen/diner, ground floor bathroom and ground floor bedroom, first floor shower room, own driveway providing off-street parking for three/four vehicles. Close to local shops and amenities.

Council Tax Band: D. EPC Rating: D.

Ref 20155

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
01702 200666 | www.williamsanddonovan.com



Header Entrance via double opening double glazed entrance doors to

ENTRANCE PORCH

Tiled floor. Double glazed door to

ENTRANCE HALL

Stairs to first floor accommodation. Tiled floor. Coving to ceiling. Radiator.



GROUND FLOOR BATHROOM 6' 4" x 6' 6" (1.93m x 1.98m)

High level obscure window to the rear aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Panelled bath with mixer tap and hand held shower attachment. Tiled floor. Part tiled walls. Towel rail. Extractor fan.



LOUNGE 26' 4" x 11' 8" (8.03m x 3.56m)

Double glazed bay window to the front aspect. Coving to ceiling. Two radiators. Half glazed French doors to



KITCHEN/DINER 16' 7" x 13' 1" (5.05m x 3.99m)

Double glazed window to the rear aspect. Double glazed French doors providing access to the rear garden. Comprehensive range of modern base and eye level units. Integrated stainless steel Kenwood Range Master cooker with stainless steel extractor chimney above. Integrated drinks fridge. Tiled floor. Coving to plastered ceiling. Inset spot lights. Radiator. Door to



UTILITY ROOM 9' 6" x 6' 11" (2.9m x 2.11m)

Double glazed window to the rear aspect. Double glazed door providing access to the rear garden. Space for washing machine. Space for dish washer. Space for further appliances. Door to

GROUND FLOOR BEDROOM FIVE 26' 4" x 6' 11"
(8.03m x 2.11m) (originally the garage)

Double glazed window to the front aspect. Wood effect flooring. Plastered ceiling.



BEDROOM TWO 11' 10" x 11' 2" (3.61m x 3.4m)

Double glazed window to the rear aspect. Built-in wardrobe. Wood effect flooring. Coving to plastered ceiling. Radiator.



FIRST FLOOR ACCOMMODATION
LANDING

Coving to plastered ceiling. Access to loft.



BEDROOM THREE 12' 3" max x 9' 5" max (3.73m x 2.87m)

Two double glazed windows to the front aspect. Wood effect flooring. Coving to plastered ceiling. Two radiators.



BEDROOM ONE 14' 7" x 11' 2" (4.44m x 3.4m)

Double glazed bay window to the front aspect. Wood effect flooring. Coving to plastered ceiling. Radiator.



BEDROOM FOUR 15' 4" x 6' 9" (4.67m x 2.06m)

Double glazed window to the rear aspect. Wood effect flooring. Coving to plastered ceiling. Radiator.



SHOWER ROOM

Obscure double glazed window to the rear aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Corner shower enclosure. Tiled floor. Tiled walls. Heated towel radiator.

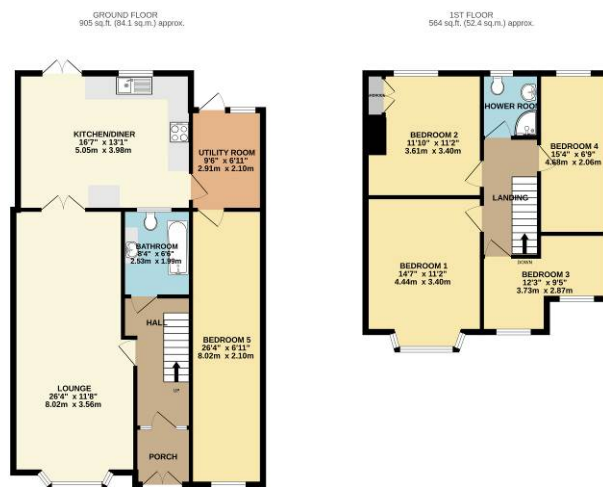


EXTERIOR

The **REAR GARDEN** measures approximately 45' (13.72m) and commences with block paved patio with brick retaining wall and steps to laid lawn. Block paved pathway to rear. **SHED** to remain.



The **FRONT** has brick retaining wall and own shingle driveway providing off-street parking for three/four vehicles.



TOTAL FLOOR AREA: 1470 sq. ft. (136.5 sq. m.) approx.
Measurements have been made to the internal face of the finished partitions. Measurements of doors, windows, rooms and other areas are approximate and do not necessarily add to the total area shown in the diagram. The plan is for illustrative purposes only and should not be used for any purpose other than a guide. The buyer is advised to verify the measurements and details of the property by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.