



**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Shepherds Close, Romford



**Morgan Brookes believe** - This detached bungalow is situated in a sought after location, boasting two double bedrooms, ample accommodation throughout and a generous sized garden perfect for gardening or family outdoor fun!

**Our Sellers love** - That the property is 1.4 miles from Chadwell Heath Train Station easy for commuting and is only a short walking distance from Padnall Lake Open Space!

### Key Features

- Detached Bungalow.
- Two Double Bedrooms.
- Ample Accommodation Throughout.
- Generous Sized Garden.
- Easy Access To A12.
- 1.4 Miles From Chadwell Heath Train Station.
- Walking Distance To Padnall Lake Open Space.
- Call Morgan Brookes Today.

**Guide Price £400,000 -  
£425,000**

# Shepherds Close, Romford

## Entrance

Double glazed paneled door leading to:

## Entrance Hall

Radiator, smooth ceiling incorporating inset downlights & loft access, carpet flooring.

## Living Room

14' 2" x 13' 1" (4.31m x 3.98m)

Double glazed by window to front aspect, radiator, carpet flooring, double glazed paneled door leading to rear garden.

## Kitchen

11' 5" x 9' 9" (3.48m x 2.97m)

Double glazed bay window to side aspect, a range of base & wall mounted units, roll top work surfaces incorporating sink & drainer, four point gas hob, space & plumbing for appliances, smooth ceiling incorporating inset downlights, tiled flooring, double glazed paneled door to side aspect.

## Master Bedroom

14' 2" x 11' 6" (4.31m x 3.50m)

Double glazed window to side aspect, radiator, fitted wardrobe, smooth ceiling, carpet flooring.

## En Suite

Obscure double glazed window to rear aspect, corner shower cubicle, raised shower system, wash hand basin, heated towel rail, low level W/C, smooth ceiling, tiled flooring.

## Second Bedroom

11' 8" x 9' 7" (3.55m x 2.92m)

Double glazed window to rear aspect, radiator, smooth ceiling, carpet flooring.

## Family Bathroom

4' 8" x 6' 2" (1.42m x 1.88m)

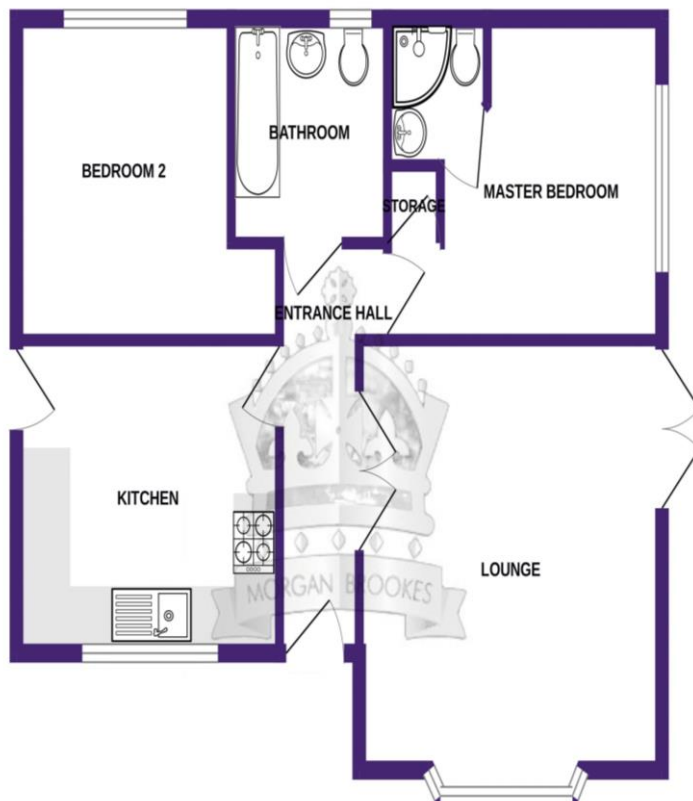
Obscure double glazed window to rear aspect, paneled bath, wash hand basin, heated towel rail, low level W/C, ceiling incorporating inset downlights, tile effect flooring.

## Rear Garden

Concrete walkway, remainder laid to lawn.

## Front Of Property

Driveway providing off-street parking for one vehicle.



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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metrepro 12/24

**Local Authority Information**  
Barking & Dagenham London Borough Council  
**Council Tax Band: D**

01268 755626

morganbrookes.co.uk

**Guide Price**  
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**£425,000**

### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.