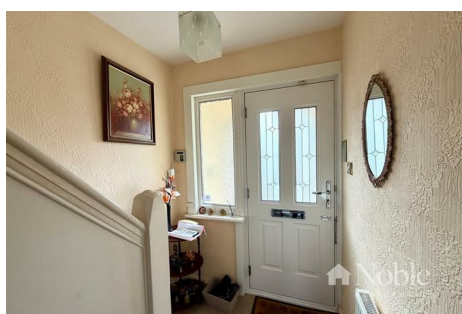




Dominion Drive, Collier Row

Romford, RM5 2QP

Offered for sale with no onward chain is this three bedroom semi detached home, the accommodation includes entrance hall, open plan lounge/diner kitchen, three bedrooms and shower room. Externally there is an 80 ft rear garden and a shared driveway to the side leading to a detached garage.

£425,000 - Freehold - Council Tax: D

Dominion Drive

Romford, RM5 2QP



Entrance Hall

Part frosted double glazed entrance door, frosted double glazed window to front, stairs to first floor, under stair cupboard, radiator, radiator.

Reception Room

21'6 x 11'5 narrowing to 10'5 (6.55m x 3.48m narrowing to 3.18m)
Two double glazed windows to front, two radiators, gas fire, carpet.

Kitchen

10'1 x 6'5 (3.07m x 1.96m)
Double glazed door to rear, double glazed window to rear, tiled flooring. Kitchen includes wall and base units, sink, gas cooker point, plumbing for washing machine, cupboard housing boiler, part tiled walls.

Landing

Frosted double glazed window to side, loft access, carpet.

Bedroom One

10'11 x 8'7 to wardrobes (3.33m x 2.62m to wardrobes)
Double glazed window to front, range of fitted bedroom furniture, radiator, carpet.

Bedroom Two

10'7 x 10'2 (3.23m x 3.10m)
Double glazed window to rear, fitted wardrobes, radiator, carpet.

Bedroom Three

7'11 x 6'7 (2.41m x 2.01m)
Double glazed window to front, radiator, carpet.

Shower Room

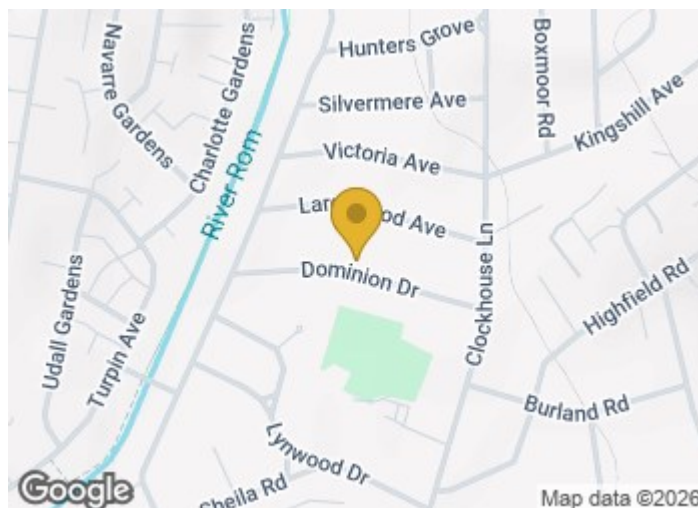
Frosted double glazed window to rear, low level WC, pedestal wash hand basin, shower cubicle, radiator, tiled walls, vinyl flooring.

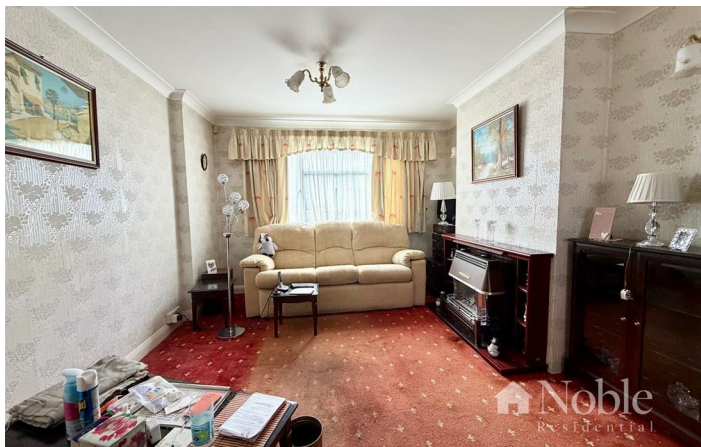
Garden

80' (24.38m)
Patio, lawn, outside light and tap, side pedestrian access to shared driveway, access to garage.

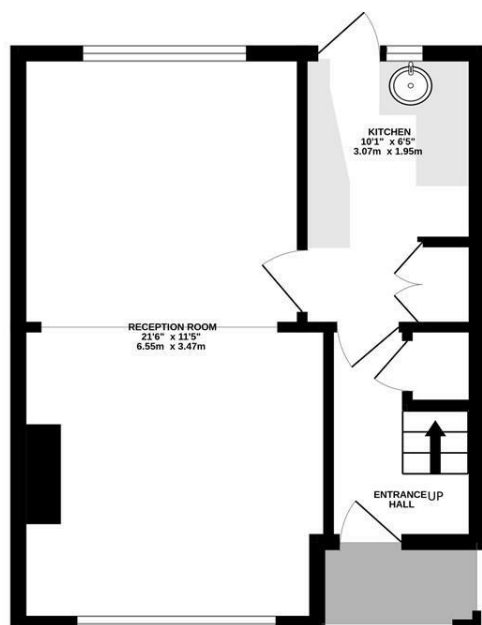
Parking

Shared driveway to side leading to detached garage.

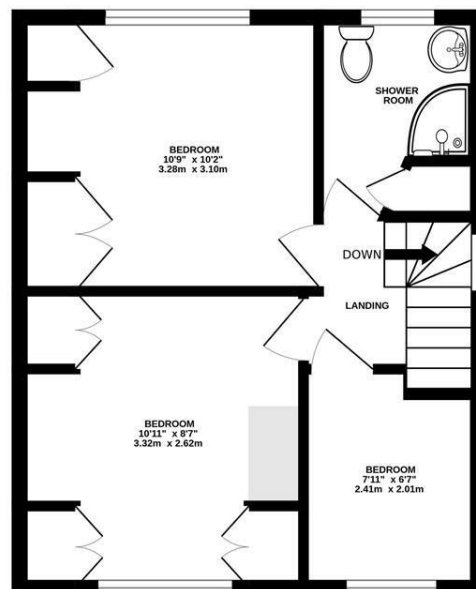




GROUND FLOOR
330 sq.ft. (30.7 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 683 sq.ft. (63.5 sq.m.) approx.

Whilst 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.

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Material Information:
Council Tax Band: D
Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	