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51A Mawney Road  
Romford, RM7 7HL  
Price £550,000



## 51A Mawney Road, Romford, RM7 7HL

**\*\*\* CHAIN FREE \*\*\*** A spacious and well-presented four-bedroom semi-detached family home located on the ever-popular Mawney Road in Romford. This impressive property offers two generous reception rooms, a modern fitted kitchen, and the added benefit of three bathrooms, making it ideal for growing families or those needing flexible living space. Externally, the home provides off-street parking and a private rear garden, perfect for entertaining or relaxing.

The property is conveniently positioned for a selection of well-regarded local schools, making it a practical choice for families. Romford town centre is within easy reach, offering a wide range of shops, restaurants, leisure facilities, and everyday amenities. For commuters, there are excellent transport links, including nearby bus routes and access to Romford Station (Elizabeth Line), providing fast and direct connections into Central London and beyond.

Early viewing is highly recommended to fully appreciate the space, location, and convenience this family home has to offer.

### **ENTRANCE HALL 18'3 x 6'4 (5.56m x 1.93m)**

Obscure UPVC composite door with obscure glazed sidelight and fanlight over, security entry phone system, stairs to first floor, understairs storage cupboard, tiled floor, double radiator, coved cornice, doors to:

### **RECEPTION ROOM 13'4 x 12'4 into bay (4.06m x 3.76m into bay)**

Six light double glazed bay with fanlights over, double radiator, tiled floor, coved cornice.

### **SHOWER ROOM 7'5 x 3'2 (2.26m x 0.97m)**

Walk-in shower unit with glazed bi folding door, hand held shower attachment and rainforest shower head, vanity unit with wash hand basin and mixer tap, low level wc, double radiator, tiled walls, tiled floor, extractor fan.

### **HOME OFFICE/PLAY ROOM 9'8 x 6'8 (2.95m x 2.03m)**

Three light double glazed window, double radiator, tiled floor, coved cornice.

### **KITCHEN/DINER 15'8 x 15'4 (4.78m x 4.67m)**

Range of wall and base units, working surfaces, cupboards and drawers, inset sink top unit with mixer tap, five burner gas hob with extractor hood over, plumbing for washing machine, tiled floor, tiled splashback, coved cornice, two light double glazed window with fanlights over, obscure double glazed UPVC door leading to rear garden.

### **FIRST FLOOR LANDING**

Obscure double glazed window with fanlight over

to flank, wood strip flooring, stairs to loft room, doors to:

### **BEDROOM ONE 15'4 into bay x 11'3 (4.67m into bay x 3.43m)**

Six light double glazed bay with coloured leaded light style fanlights over, double radiator, coved cornice, wood strip flooring.

### **BEDROOM TWO 13'2 x 12'6 (4.01m x 3.81m)**

Three light double glazed window with fanlights over, wood strip flooring, double radiator, coved cornice.

### **BEDROOM THREE 9'5 x 8'3 (2.87m x 2.51m)**

Two light double glazed oriel bay with fanlights over, double radiator, wood strip flooring, coved cornice.

### **SHOWER ROOM 6'8 x 6'5 (2.03m x 1.96m)**

Corner shower unit with glazed shower doors, mixer tap, hand held shower attachment with rainforest shower head, vanity unit with wash hand basin and mixer tap, low level wc, double radiator, tiled walls, tiled floor, extractor fan, obscure double glazed window with fanlight over, obscure double glazed window to flank.

### **SECOND FLOOR LANDING**

Obscure double glazed window to flank, small storage area, door to:

### **BEDROOM FOUR/LOFT ROOM 20'4 x 20'2 to extremes (6.20m x 6.15m to extremes)**

Double glazed Velux window, wood strip flooring, double radiator, door to eaves storage, double glazed three light window with fanlights over, door to:

### **ENSUITE SHOWER ROOM 7'2 x 3'2 (2.18m x 0.97m)**

Shower unit with glazed sliding doors, mixer tap, hand held shower attachment and rainforest shower head over, vanity unit with wash hand basin and mixer tap, low level wc, double radiator, tiled walls, tiled floor, obscure double glazed window, extractor fan.

### **REAR GARDEN**

Small paved courtyard garden leading to lawn area, timber shed on hardstanding.

### **FRONT GARDEN**

Paved front garden providing OFF STREET PARKING for two vehicles. Pedestrian side access.

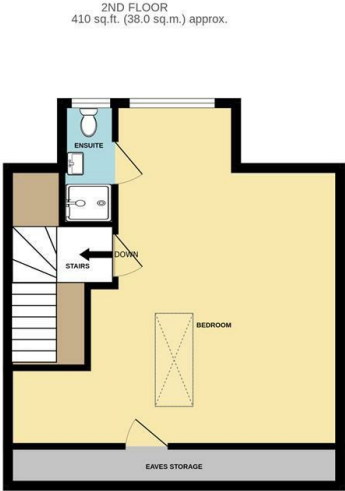
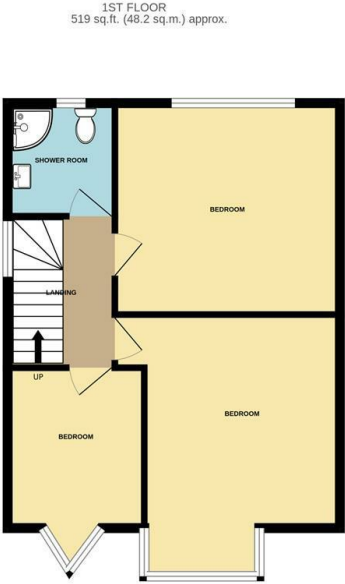
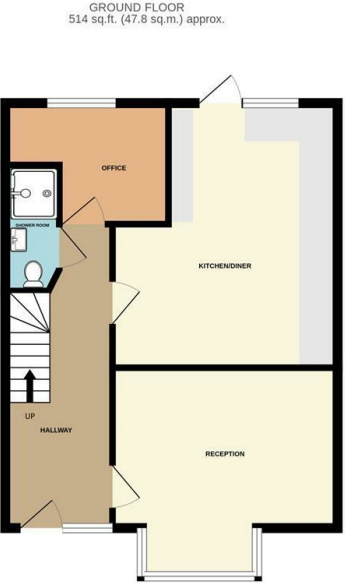
### **COUNCIL TAX**

London Borough of Havering - Band D

### **AGENTS NOTE**

Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.





TOTAL FLOOR AREA : 1442 sq.ft. (134.0 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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



