CLARKE HILLYER EST 1885

INCORPORATING... brian dadd commercial

2A BEANSLAND GROVE, ROMFORD, ESSEX, RM6 5QH



FOR SALE

£500,000

- Newly Built 3-Bedroom House
- Excellent Condition
- Spacious Rooms, G/F Cloak-Room
- Modern Fitted Kitchen & Bathroom
- Ensuite to Master Bedroom
- Off Street Parking & Side Access
- Under Floor Heating
- Fully Double Glazed
- End Of Terrace
- NHBC Warranty

CONTACT: 020 8506 9800
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Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

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Entrance
The front of the property has a block paved driveway offering ample off-street parking and planted borders, side access, entrance to the property is via a part-glazed door to entrance hallway.

Hallway
Underfloor heating, Amtico vinyl flooring, power points, built-in storage cupboard housing plumbed washing machine and tumble dryer, stairs to first floor landing, doors to:

Ground Floor Cloakroom
Obscure double-glazed window to front aspect, low level WC with enclosed cistern, wash hand basin, part-tiled walls, Amtico vinyl flooring.

Reception Room
15'5 x 11'4
Large double-glazed window to front aspect, underfloor heating, Amtico vinyl flooring, power points, access through to kitchen-diner.

Kitchen - Diner
23'7 x 11'4
Double-glazed window to rear aspect, modern kitchen with fitted wall and base units, butler sink with mixer tap and marble worktops, integrated fridge-freezer and dish washer, free standing range master cooker with large extractor hood, power points, part-tiled walls, spot lights, understairs storage cupboard housing electric fuse box and under floor heating system, Amtico vinyl flooring, breakfast bar and area for large family dinning table, double-glazed double doors to rear garden.

First Floor Landing
Access to insulated and part-boarded loft via pull down ladder, carpet, doors to:

Master Bedroom
15'3 x 11'5
Double-glazed window to front aspect, underfloor heating, built-in wardrobes, wall-mounted lighting, power points, carpet, door to ensuite shower room.

Ensuite Shower Room
Obscure double glazed window to front aspect, built-in shower cubicle and shower valve, low level WC with built-in cistern, wall-mounted wash hand basin with mixer tap, fitted wall-cabinet, part-tiled walls, tiled floor.

Bedroom Two
15'3 x 11'5
Double glazed window to rear aspect, underfloor heating, built-in wardrobes, power points, carpet.

Bedroom Three
8'4 x 7'2
Double glazed window to rear aspect, underfloor heating, built-in wardrobes, power points, carpet.

Family Bathroom
Obscure double glazed window to front aspect, modern fitted white bathroom suite comprising tiled panelled bath with mixer tap and shower attachment, low level wc with enclosed systern, wash hand basin with mixer tap, fitted mirror with lighting, part-tiled walls, tiled floor.

Garden
Paved patio areas, mostly laid to lawn, side access, outside tap and lighting, planted borders.







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Floor 0



Floor 1

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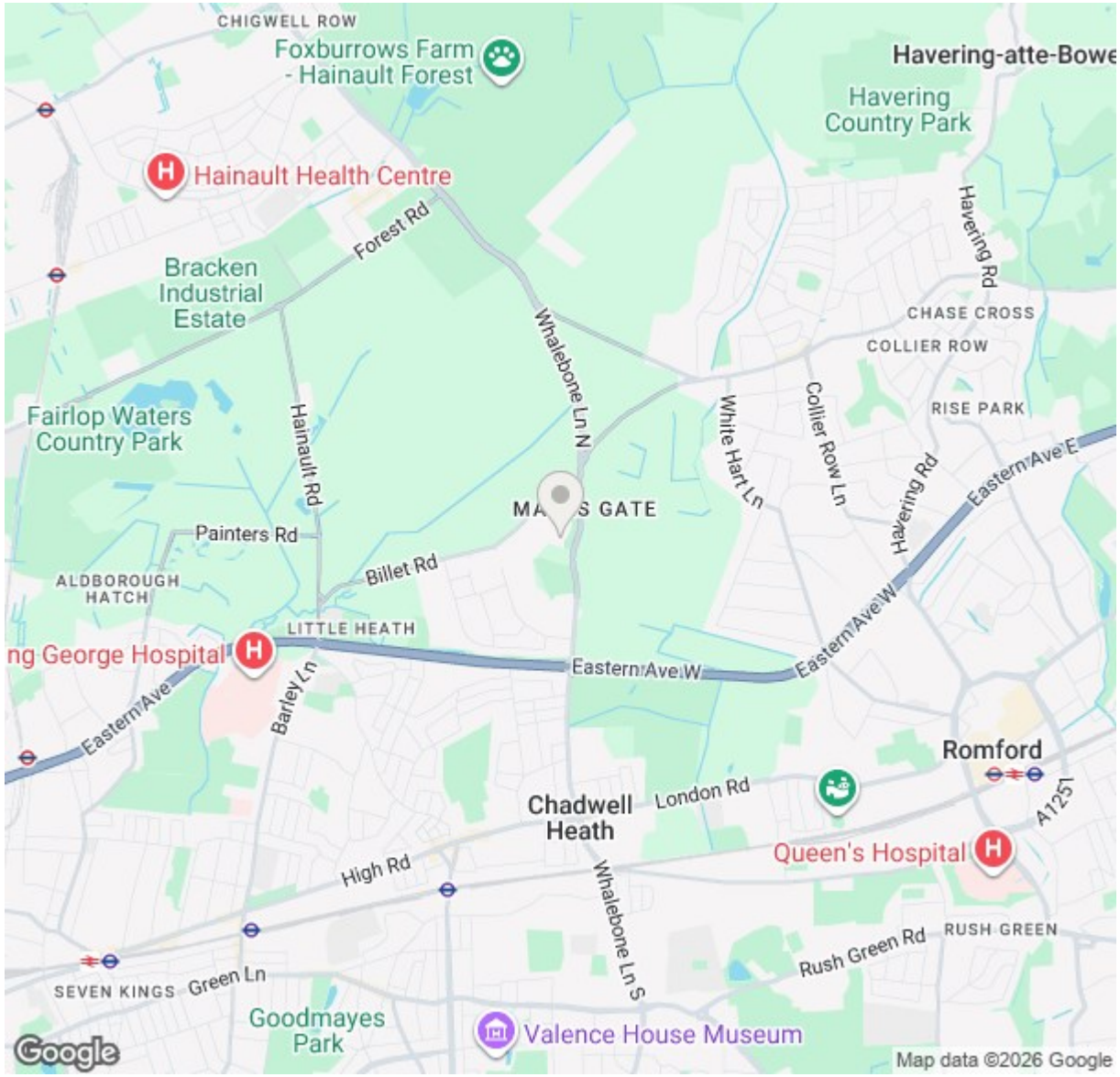
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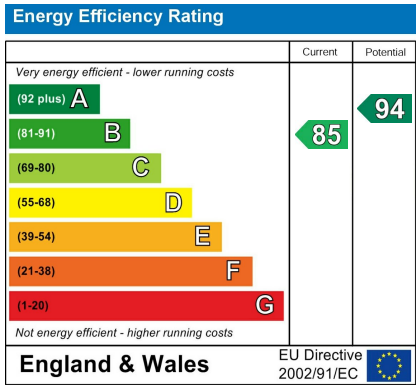
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