

FREEHOLD



House - End Terrace

BARLEY LANE, ROMFORD, RM6

Asking price

£525,000

FEATURES

- Three-bedroom end-terrace home in excellent condition
- 27ft lounge/diner
- Master bedroom with en-suite
- Modern fitted kitchen
- Ground floor WC
- Family bathroom



3 Bedroom House - End Terrace located in Romford

Ground Floor

Reception Room (Lounge / Diner)

27'1" x 10'10"

A wonderfully spacious dual-aspect reception room forms the heart of the home, offering an impressive open-plan layout that comfortably accommodates both living and dining areas. Filled with natural light from double-glazed windows to the front and rear elevations, the room provides a bright and welcoming setting for everyday family life as well as entertaining guests.

The space is finished with attractive wood-effect laminate flooring, neutral décor and decorative ceiling coving, creating a stylish yet versatile backdrop. Subtle sage-green accents to the structural pillars add character and a contemporary touch, while double panelled doors open into the entrance hall, enhancing the sense of space and flow between the ground-floor living areas.

Kitchen

10'8" x 7'11"

A well-presented kitchen fitted with a range of contemporary white high-gloss wall and base units, complemented by light work surfaces and stylish grey tiled splashbacks. The room offers ample storage and preparation space, creating a practical setting for everyday cooking and household use.

Finished with neutral décor and light tiled flooring, the kitchen enjoys a bright and clean appearance, providing a modern and welcoming space within the home.

WC

5'4" x 3'0"

Conveniently located on the ground floor, this useful guest WC is fitted with a two-piece suite comprising a low-level WC and a wall-mounted wash hand basin with a tiled splashback. Finished with contemporary grey décor, the room

also benefits from an obscured double-glazed window, allowing natural light while maintaining privacy.

First Floor

Bedroom 1

14'6" x 12'11"

A generously proportioned principal bedroom benefiting from its own private en-suite and offering an excellent amount of space for a double bed and additional furnishings. The room is decorated in neutral tones and finished with attractive light grey laminate flooring, creating a bright and comfortable environment.

A wide double-glazed window allows plenty of natural light to fill the room, while an extensive range of floor-to-ceiling fitted wardrobes provides superb built-in storage and helps maximise the available floor space.

Ensuite

6'9" x 5'5"

Accessed directly from the principal bedroom, the en-suite bathroom is fitted with a three-piece suite comprising a panelled bath, low-level WC and a vanity wash hand basin.

Predominantly tiled throughout, the room offers a clean, practical and easy-to-maintain finish.

Bedroom 2

9'7" x 8'10"

A well-proportioned second bedroom, finished with attractive wood-effect laminate flooring and offering comfortable accommodation. The room benefits from a double-glazed window that allows plenty of natural light to enter, creating a bright and welcoming atmosphere.

Bedroom 3

7'10" x 7'6"

Currently arranged as a home office, this versatile third bedroom is well-presented with neutral décor and attractive wood-effect laminate flooring. The room benefits from a double-glazed window that allows natural light to fill the space, creating a bright and pleasant environment.

Offering flexibility to suit a variety of needs, it could equally serve as a child's bedroom, nursery or study.

Bathroom

6'6" x 6'2"

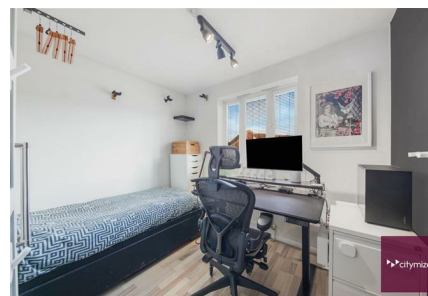
The family bathroom is fitted with a three-piece suite comprising a panelled bath, low-level WC and wash hand basin. Finished with tiled walls, the room offers a clean and practical space for everyday use.

External

Front Garden

18'8" x 13'5"

To the front, the property benefits from a low-maintenance garden enclosed by a brick boundary wall with decorative railings. The garden is predominantly laid to gravel, with a paved pathway leading directly to the covered entrance, creating an attractive and welcoming approach to the home.





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Garden (Rear)

29'6" x 21'3"

A generous, fully enclosed rear garden, predominantly laid with block paving for ease of maintenance. The space is enclosed by timber fencing, providing a good degree of privacy. A raised brick border with established shrubs and a mature palm tree adds a touch of greenery and character. A wooden side gate provides convenient access.

Garage (At Rear)

18'0" x 7'4"

A brick-built single garage with a pitched tiled roof and an up-and-over door, providing secure parking or useful additional storage.

Driveway (At Rear)

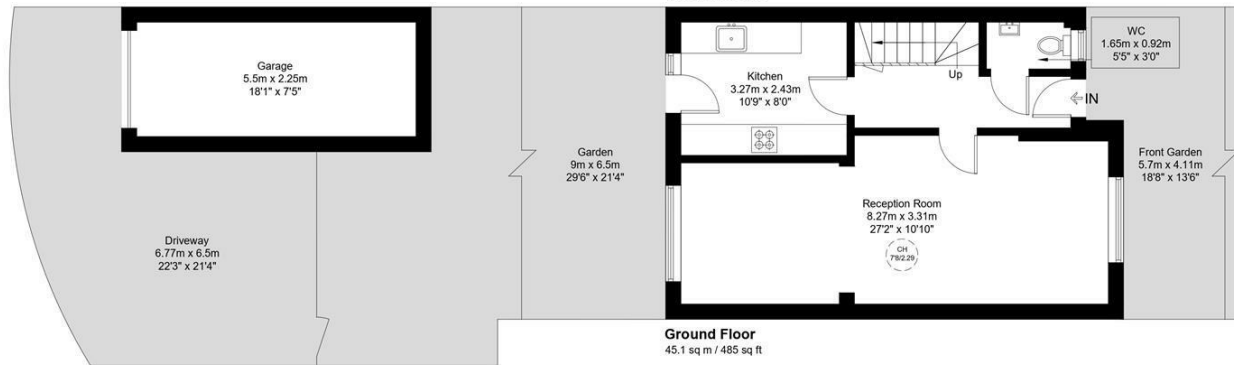
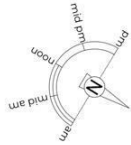
22'2" x 21'3"

A generous block-paved driveway situated in front of the garage, offering convenient off-street parking. A wooden gate provides direct access to the rear garden.



Barley Lane, RM6

Approximate Gross Internal Area = 90.2 sq m / 971 sq ft
 Garage = 12.4 sq m / 133 sq ft



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Council Tax Band

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



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors and the Total Gross Internal Area (GIA), are approximate. Maximum widths and lengths are represented on the floor plan. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

