



Keith  
Ashton

Rose Glen,  
Romford



## 71 ROSE GLEN

Romford, RM7 0SL

\*\* GUIDE RANGE £585,000 - £600,000 \*\* We are delighted to bring to market this semi-detached family home, situated within a pleasant residential turning and conveniently positioned close to the local country park and nature reserve. Arranged over three floors, the property offers well-planned and versatile accommodation, including four bedrooms and three bathrooms, ideally suited to modern family living.

Ideally located within easy reach of highly regarded local schools, as well as Romford Town Centre and railway station, the property benefits from excellent shopping, leisure and transport facilities. The property is also within walking distance of Queens Hospital, combining comfort, convenience and connectivity.

- SEMI-DETACHED FAMILY HOME
- FOUR WELL-PROPORTIONED BEDROOMS
- WELL REGARDED SCHOOLS NEARBY
- ROMFORD STATION WITHIN EASY REACH

Price Range £585,000



## Description

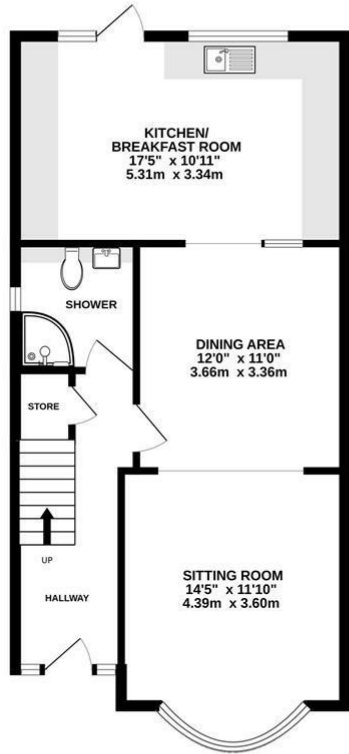
The internal accommodation commences with a welcoming entrance hall, with stairs rising to the first floor. To the front of the property, a comfortable sitting room is flooded with natural light from a large bay window, creating a bright and inviting living space. The room flows seamlessly through to a dining area, which in turn leads to the rear of the property where a well-appointed kitchen is fitted with a range of eye and base level units. A rear-facing window and door overlook and provide access to the garden. A ground floor shower room completes the accommodation on this level.

To the first floor, the landing provides access to two well-proportioned double bedrooms, both benefiting from fitted wardrobes, together with a further single bedroom which could also serve as an ideal home office, and a family bathroom. Occupying the second floor is a generous double bedroom complemented by a contemporary ensuite shower room.

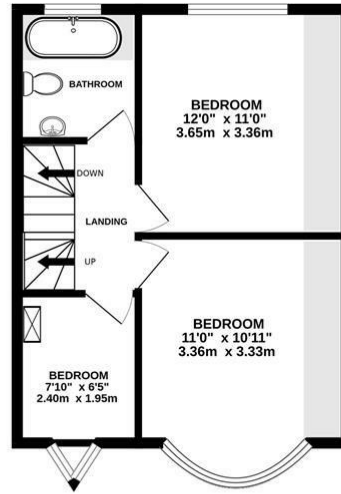
Externally, the rear garden commences with a paved patio seating area, whilst the remainder is predominantly laid to lawn with established shrub borders. The property also benefits from three good-sized sheds, two of which are equipped with power and lighting, offering excellent storage or workshop potential. To the front, a driveway provides convenient off-street parking.



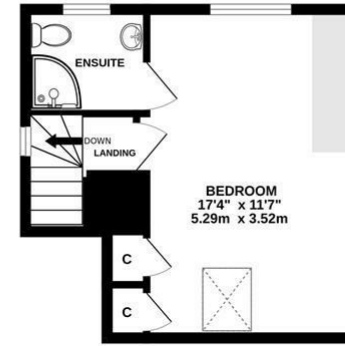
GROUND FLOOR  
616 sq.ft. (57.2 sq.m.) approx.



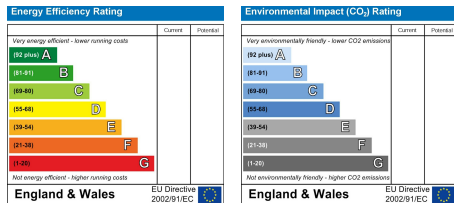
1ST FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



2ND FLOOR  
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 1296 sq.ft. (120.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**SERVICES:**

Local Authority: Romford  
Council tax band: D  
Post code: RM7 0SL

**VIEWING:**

Strictly by prior arrangement with Keith Ashton Estate Agents

**OPENING HOURS:**

Monday to Friday: 8.45AM - 6.30PM | Saturdays: 9AM - 5.30PM | Sundays: 10AM - 2PM

**MORTGAGE INFORMATION:**

We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 260858 or visit our interactive website at [www.mortgagebusiness.net](http://www.mortgagebusiness.net)



We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website [www.keithashton.co.uk](http://www.keithashton.co.uk)

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