

## Lincoln Avenue, Romford, RM7 0SJ

- Guide Price £450,000 - £475,000
  - Recently Renovated
  - Two Double Bedrooms
    - Chain Free
- Driveway For Two Cars
  - Semi Detached
  - 50 Rear Garden
- Potential To Extend STPP

**Guide Price £450,000 - Freehold - Council Tax: D**

# Lincoln Avenue

Romford, RM7 0SJ



## Entrance Hall

9'1 x 3'6 (2.77m x 1.07m)

Entrance door, spotlights, laminate flooring, radiator.

## Bedroom One

14'8 x 10'9 (4.47m x 3.28m)

Double glazed bay window to front, spotlights, laminate flooring, radiator.

## Bedroom Two

11'6 x 10'1 (3.51m x 3.07m)

Double glazed bay window to front, spotlights, laminate flooring, radiator.

## Open Plan Kitchen/Living Room

21'7 x 13'1 (6.58m x 3.99m)

Spotlights, wall and base units, fridge, freezer, washing machine,

dishwasher, electric hob, electric oven, radiator, double glazed window to rear, double glazed French doors to rear. laminate flooring, radiator.

## Bathroom

6'8 x 5'9 (2.03m x 1.75m)

Double glazed window to side, low level WC, part tiled walls, vanity wash hand basin, spotlight, p shaped bath, heated towel rail, laminate flooring.

## Garden

50' (15.24m )

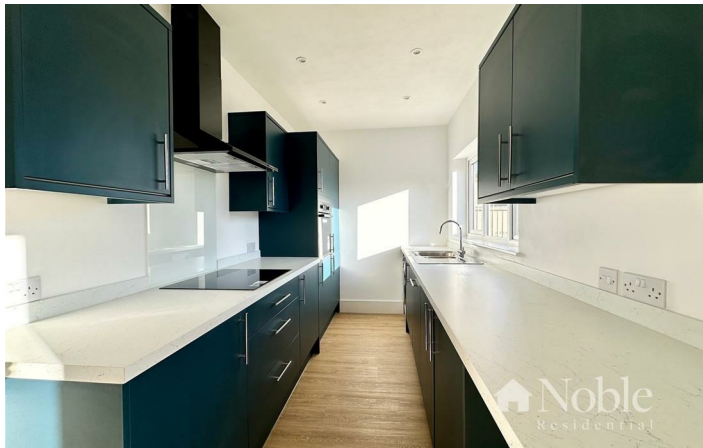
Part paved, part lawn, side pedestrian access.

## Driveway

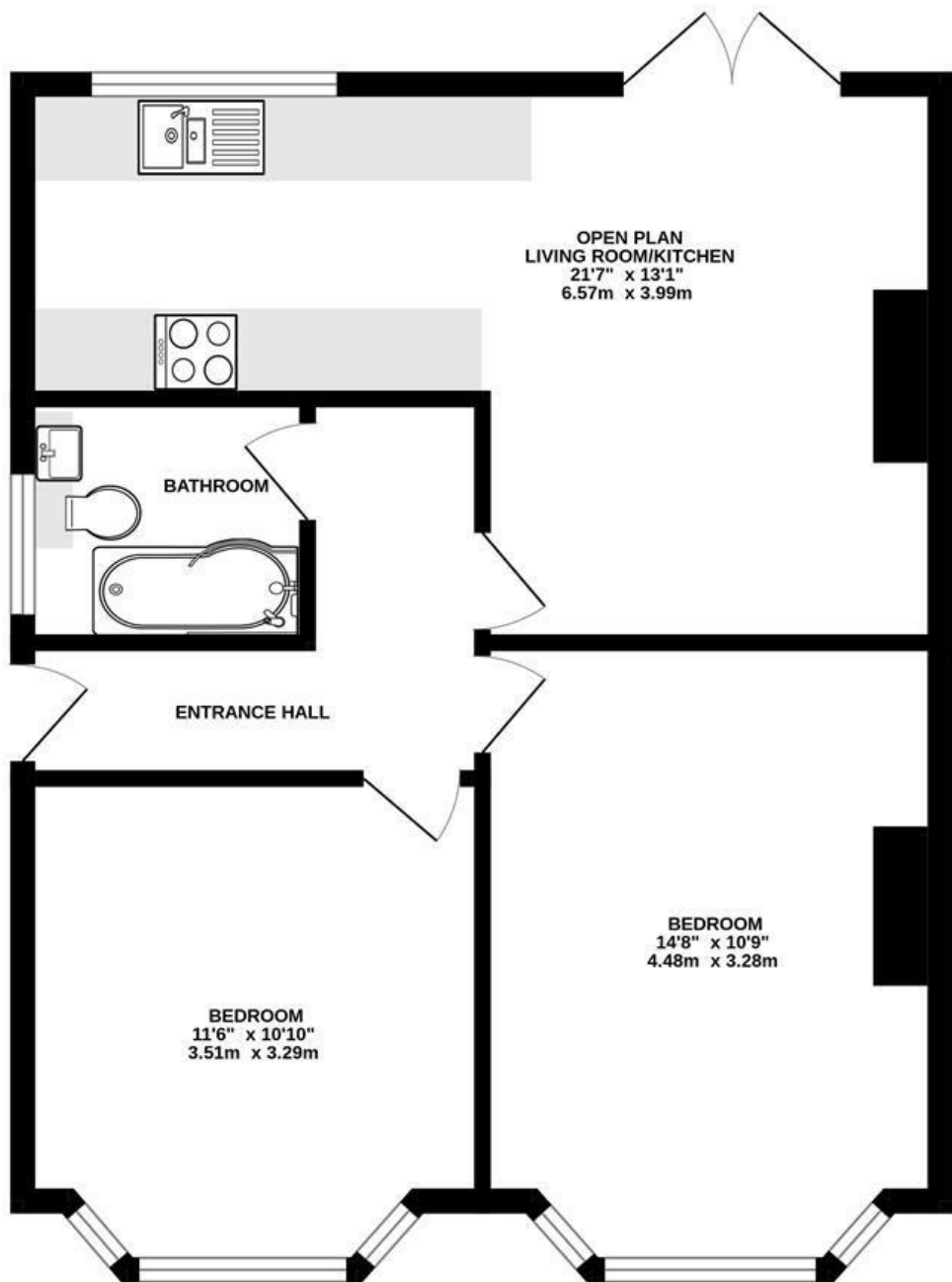
Paved driveway for two cars.







GROUND FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 577 sq.ft. (53.6 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

