Noble
Residential

Laurel Crescent, Romford, RM7 0RU

- Three Bedrooms
- Two Reception Rooms
- 85ft South Easterly Facing Rear Garden
- Driveway For Two Vehicles
- Scope To Extend and Convert Loft STPP
- 30 Min Walk to Romford Station (source: google maps)
- Access to Rear Via Service Road

£475,000 - Freehold - Council Tax: D

Laurel Crescent

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Entrance Hall
Entrance door, window. Coving to ceiling, picture rail, dado rail, stairs to first floor with cupboard under stairs, radiator with thermostatic valve, carpet.

Reception Room One
15' x 12'5 max sizes (4.57m x 3.78m max sizes)
Double glazed bay window. Coving, picture rail, feature coal effect fire with surround, radiator with thermostatic valve, carpet.

Reception Room Two
12'2 x 11'1 (3.71m x 3.38m)
Double glazed sliding doors to rear garden. Radiator with thermostatic valve, carpet.

Kitchen
9'2 x 6'9 (2.79m x 2.06m)
Double glazed door and window to rear garden. Range of base and eye level wall cabinets with worktops, splashback tiles, wall mounted boiler, four burner electric hob with overhead hood and integrated oven beneath, single drainer stainless steel sink, laminate flooring.

First Floor Landing
Smooth ceiling, access to loft, carpet.

Bedroom One
15' x 10'10 max sizes (4.57m x 3.30m max sizes)
Double glazed bay window. Radiator with thermostatic valve, carpet.

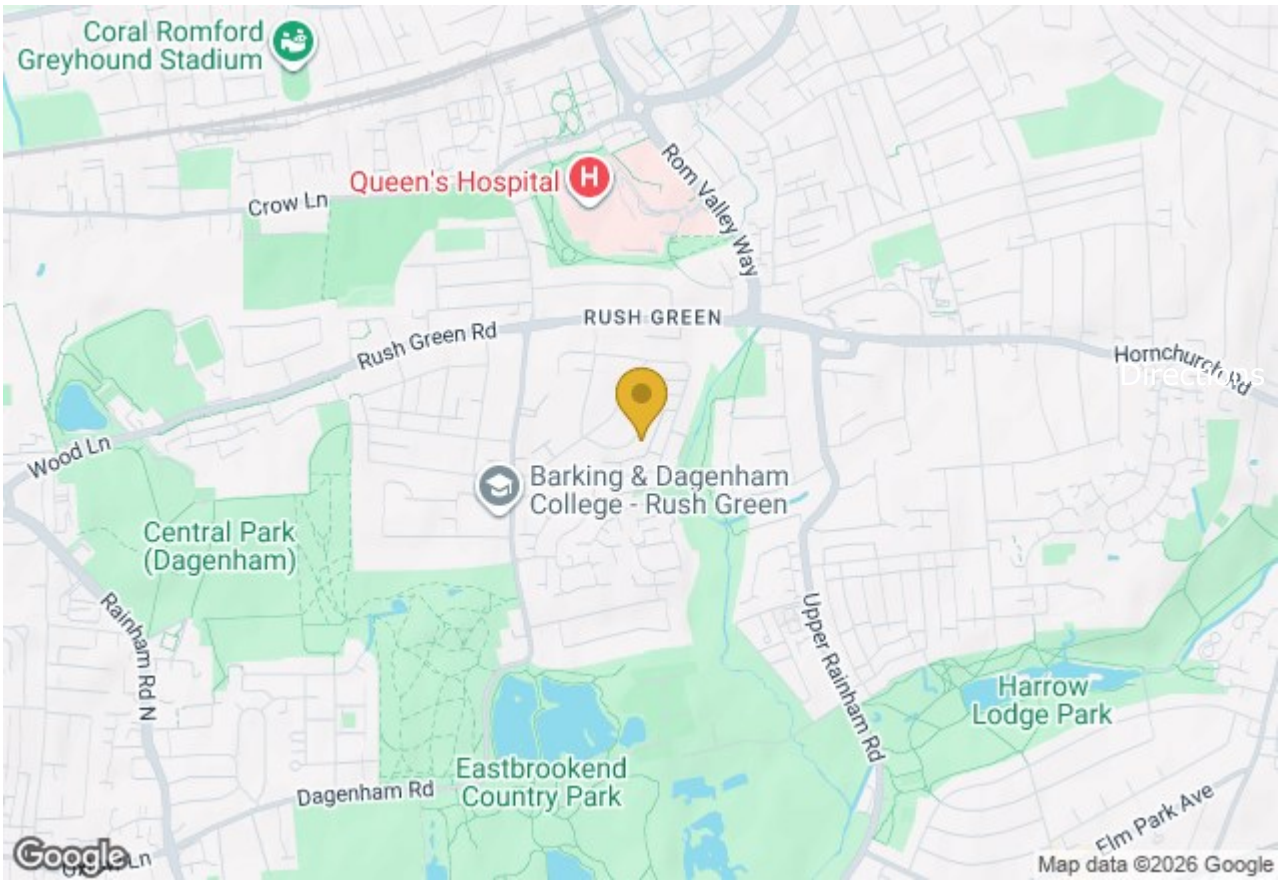
Bedroom Two
12'2 x 10'10 (3.71m x 3.30m)
Double glazed window. Picture rail, radiator with thermostatic valve, carpet.

Bedroom Three
9' x 7' (2.74m x 2.13m)
Double glazed window. Picture rail, radiator with thermostatic valve, carpet.

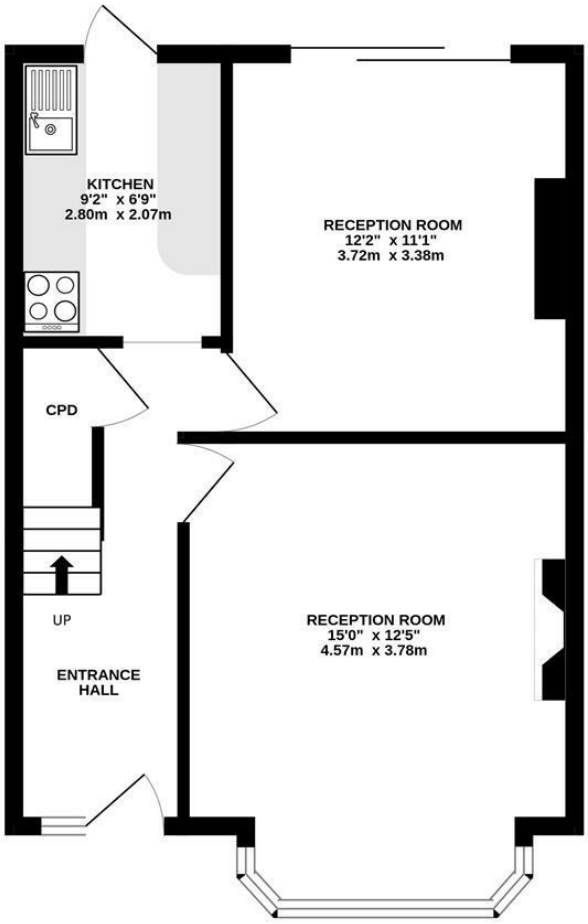
Bathroom
7' x 6'8 (2.13m x 2.03m)
Double glazed window. Suite comprises of panelled bath with shower attachment to tap, pedestal wash basin and low level wc, spotlights, tiled walls, radiator, tiled floor.

Rear Garden - South Easterly Facing
85' approx. (25.91m approx)
Slabbed and decked seating area to the direct rear of the property, with the remainder mainly laid to lawn, slabbed seating area to the far end of the garden, large shed, outside light, outside tap. Rear service road access available via pedestrian gate which could be made larger to facilitate a vehicle if required.

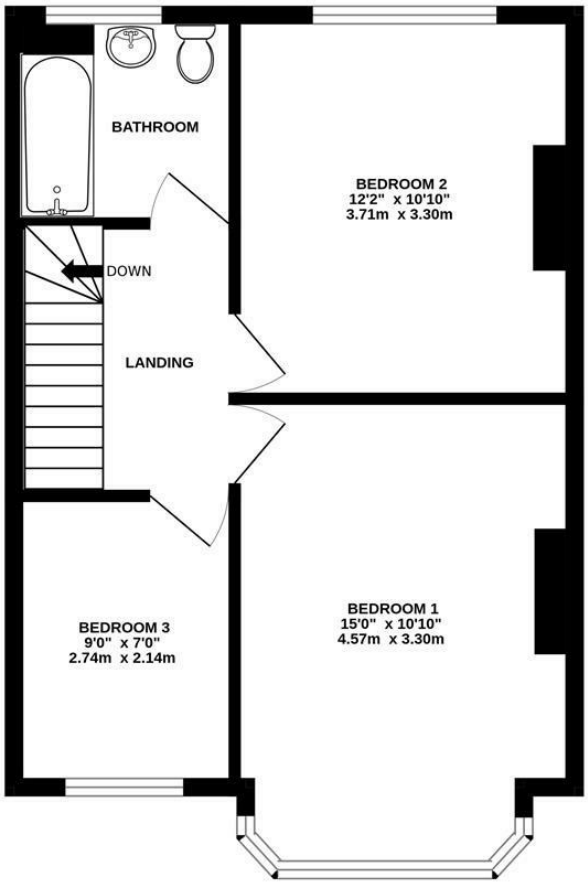
Parking
Block paved drive to front via dropped kerb.



GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (84.0 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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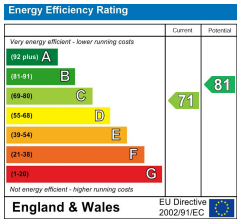
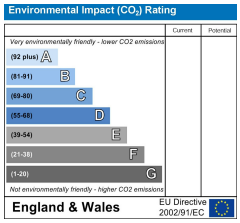
Material Information:
Council Tax Band: D
Tenure: Freehold





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