



Keith  
Ashton

Homeway,  
Romford



## 16 HOMEWAY Romford, RM3 0HD

Beautifully maintained throughout and with spacious accommodation of over 1400 sq.ft is this fabulous, family home which is located in a pleasant residential road approximately 3.5 miles from Brentwood Town Centre. The property has great transport links, being within easy reach of Harold Wood and Brentwood mainline train stations with direct trains into London Liverpool Street and for car users there is easy access to the A12/M25 and A127. The property is also closely located to some beautiful countryside with Weald Country Park, Dagnam Park, Tylers Common and Warley Park all being in close proximity. Overall, this lovely home offers four spacious bedrooms along with a wonderful kitchen / diner with separate utility room and a lounge to the rear of the property. Externally there is a good-sized garden to the rear, whilst to the front a block paved driveway allows off street parking for two/three vehicles.

FOUR GOOD-SIZED BEDROOMS  
SEPARATE UTILITY ROOM

BEAUTIFULLY MAINTAINED FAMILY HOME  
SPACIOUS LOUNGE WITH ACCESS INTO  
THE GARDEN

BUILDING WARRANTY REMAINING  
GROUND FLOOR CLOAKROOM

FABULOUS KITCHEN / DINER  
GOOD-SIZED REAR GARDEN



Guide Price £625,000



## Description

Entering the property, you find yourself in a bright and spacious hallway with attractive wood effect flooring with underfloor heating which extends through the whole of the ground floor. There are doors off the hallway into the kitchen/diner, lounge and a modern ground floor cloakroom. There are stairs which rise to the first-floor level with a spacious under-stairs storage cupboard. Sitting at the front of the property is a fabulous kitchen / diner, fitted in a stylish range of light-coloured wall and base units with quartz work surfaces over. There is a large, central island unit which provides additional storage and work surface. Integrated appliances include a double oven, hob with extractor above, fridge/freezer and a dishwasher. There is further space for appliances in a separate utility room off the kitchen. The utility has wall and base units to match the kitchen which includes a sink unit, and there is space and plumbing for a washing machine and tumble dryer. You have access to the side of the property from the utility room.

Rising to the first floor you will find four, good-sized bedrooms. Viewers will note that one of the bedrooms has been extensively fitted with a range of fitted wardrobes providing a walk-in dressing room. Finishing the accommodation on this level is a fully tiled family bathroom which comprises of a panelled bath with a separate shower cubicle, wash hand basin and w.c.

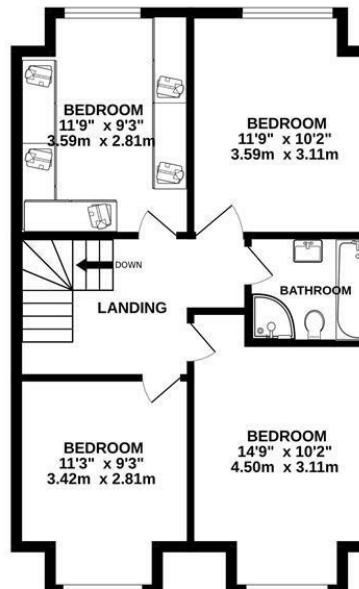
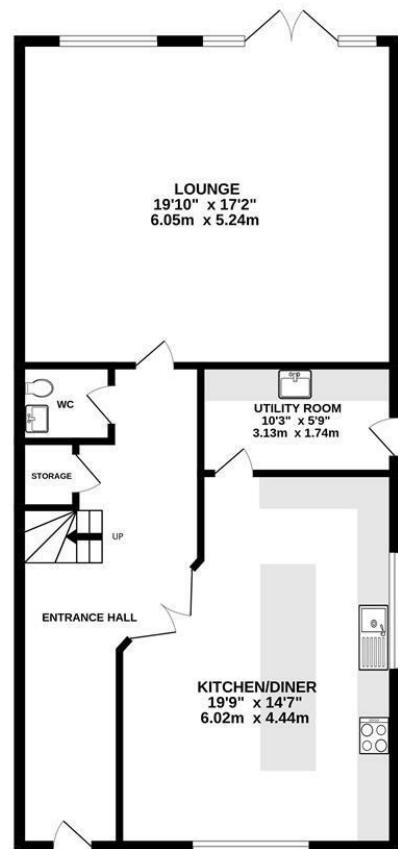
To the rear of the property is a good-sized garden which commences with a paved patio leading into the lawn. At the bottom of the garden there is a large storage shed which will remain and there is side access at the side of the property through to the front. Parking is no issue with a block-paved driveway providing parking for two/three vehicles.





GROUND FLOOR  
846 sq.ft. (78.6 sq.m.) approx.

1ST FLOOR  
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA: 1413 sq.ft. (131.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(B2-B1)	<b>A</b>	85	92
(B3-B1)	<b>B</b>		
(B4-B1)	<b>C</b>		
(B5-B1)	<b>D</b>		
(B6-B1)	<b>E</b>		
(B7-B1)	<b>F</b>		
(B8-B1)	<b>G</b>		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(B2 plus)	<b>A</b>		
(B1-B1)	<b>B</b>		
(B5-B1)	<b>C</b>		
(B6-B1)	<b>D</b>		
(B7-B1)	<b>E</b>		
(B8-B1)	<b>F</b>		
(B9-B1)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			

#### SERVICES:

Local Authority: Romford  
Council tax band: E  
Post Code: RM3 0HD

#### VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents

**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 375757 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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