



Woodlands Road, Romford - RM1 4HD

Offers in excess of £600,000 Freehold

THREE BEDROOM DETACHED HOUSE • NO ONWARD CHAIN • RECENTLY FITTED KITCHEN • WEST FACING REAR GARDEN FOR AFTERNOON & EVENING SUNSHINE • POPULAR MARSHALLS PARK LOCATION • EXTENDED TO GROUND FLOOR

Offered with no onward chain, this extended three bedroom detached house in one of Marshalls Park's premier turnings gives you generous living space, a recently fitted kitchen and a west facing rear garden that enjoys afternoon and evening sunshine. It is well placed for Raphael Park, local schools and Romford station.

You enter through a porch into a bright hallway. At the front there is a bay fronted living room, an ideal separate sitting room or playroom. Across the back, the full length reception room has plenty of space for both dining and family seating and opens on to the garden through wide sliding doors, so it works well for entertaining. The modern kitchen has been recently fitted with sleek units, contrasting worktops and an integrated oven and hob, with good work surface, storage and a useful area for utilities.

Upstairs there are two good double bedrooms, both with bay windows, and a larger than average single bedroom that would also make a comfortable home office. A contemporary family bathroom with white suite and shower over the bath completes the first floor. The neutral décor and new floor coverings give the house a clean, ready to move into feel.

Outside, the west facing rear garden is around 25 metres in length, with a broad decked patio leading to a long lawn, giving you plenty of space for children to play or for keen gardeners. At the front there is ample off street parking on the paved driveway plus an attached garage for storage or further potential. The property has already been extended on the ground floor and offers scope for further enlargement, subject to planning permission.

Woodlands Road sits in the popular Marshalls Park area, close to Romford's well-known Raphael Park and convenient for local amenities. Marshalls Park Academy and Gidea Park Primary School are both within easy reach, and Romford town centre is nearby for a wide choice of shops, restaurants and services. Romford station offers Elizabeth line services into central London and out to Heathrow Airport.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Porch

Hallway

Kitchen

16' 7" x 9' 5" (5.05m x 2.86m)

Dining Room

22' 8" x 10' 11" (6.90m x 3.32m)

Living Room

13' 3" x 12' 0" (4.04m x 3.66m)

Landing

Bedroom

14' 1" x 10' 3" (4.30m x 3.12m)

Bedroom

7' 5" x 6' 11" (2.25m x 2.11m)

Bedroom

13' 9" x 10' 2" (4.20m x 3.10m)

Bathroom

7' 3" x 6' 11" (2.20m x 2.10m)



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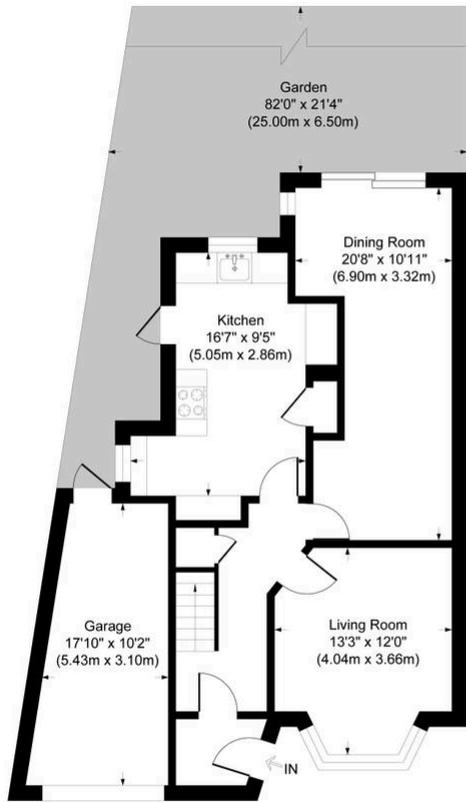
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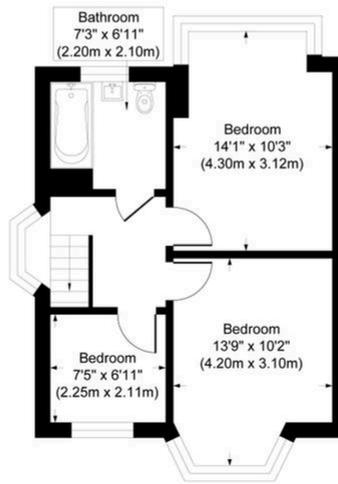
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Ground Floor



First Floor



Woodlands Road

Approximate Gross Internal Area

Ground Floor = 57.0 sq m / 614 sq ft

First Floor = 41.1 sq m / 443 sq ft

Garage = 12.9 sq m / 139 sq ft

Total = 111.0 sq m / 1196 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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