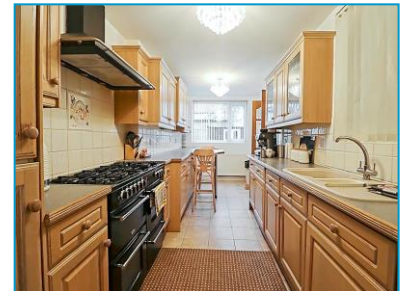




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Kimberley Avenue, Romford



Morgan Brookes believe - This spacious and well presented extended 3 bedroom family home offers generous living space throughout, ideal for modern family life, benefitting from a 28'7 living/dining room, a study, providing flexibility for home working, utility room and a conservatory. Conveniently located within close proximity to Romford Train Station, the property offers excellent transport links, making it ideal for commuters.

Our Sellers love - The high ceilings and spacious living area as they create such an open welcoming feel that's been perfect for their big family.

Key Features

- Extended Semi Detached Family Home.
- Three Bedrooms + Loft Room.
- Two Reception Rooms.
- Ground Floor Cloakroom.
- Study & Utility Room.
- Off Street Parking.
- Located Close To Romford Train Station.
- Call Morgan Brookes Today!

£550,000



Kimberley Avenue, Romford

Entrance

Double glazed panelled door with double glazed windows either side leading to:

Entrance Hall

18' 4" x 5' 11" (5.58m x 1.80m)

Stairs to first floor landing, radiator, understairs storage area, coving to smooth ceiling, wood effect laminate flooring, doors to:

Study

13' 6" x 4' 11" (4.11m x 1.50m)

Double glazed window to front aspect, radiator, coving to smooth ceiling incorporating down lights, wood effect laminate flooring.

Ground Floor Cloakroom

4' 11" x 3' 10" (1.50m x 1.17m)

Low level WC, vanity hand basin, radiator, tiled flooring.

Utility Room

14' 5" x 5' 10" (4.39m x 1.78m)

Double glazed door to rear garden, range of fitted base level units, roll top work surfaces incorporating stainless steel sink & drainer unit, space and plumbing for appliances, coving to smooth ceiling incorporating down lights, tiled flooring, doors to:

Kitchen

18' 4" x 7' 11" (5.58m x 2.41m)

Double glazed window to rear aspects, fitted range of base and wall mounted units, roll top work surfaces incorporating breakfast bar, 1 & 1/2 bowl sink & drainer unit, space for appliances, fitted extractor hood, splash back tiling, smooth ceiling, tiled flooring.

Living / Dining Room

28' 7" x 10' 5" (8.71m x 3.17m)

Double glazed bay window to front aspect, two radiators, feature fireplace, coving to smooth ceiling, wood effect laminate flooring, double glazed sliding patio doors to:

Conservatory

10' 8" x 9' 4" (3.25m x 2.84m)

Double glazed window to rear aspect, double glazed door to rear garden, electric panel heater, wood effect laminate flooring.

First Floor Landing

10' 4" x 8' 9" (3.15m x 2.66m)

Double glazed window to side aspect, carpet flooring, doors to:

Bathroom

Double glazed window to rear and side aspects, low level WC, panelled bath, wall mounted hand basin, shower cubicle, part tiling to walls, heated towel rail, smooth ceiling, carpet flooring.

Bedroom 1

14' 11" x 10' 1" (4.54m x 3.07m)

Double glazed bay window to front aspect, radiator, coving to smooth ceiling incorporating access to loft room via loft ladder, wood effect laminate flooring.

Loft Room

10' 11" x 10' 5" (3.32m x 3.17m)

Double glazed Velux window to rear aspect, smooth ceiling incorporating down lights, carpet flooring.

Bedroom 2

11' 5" x 8' 4" (3.48m x 2.54m)

Double glazed window to rear aspect, radiator, fitted wardrobes, smooth ceiling, wood effect laminate flooring.

Bedroom 3

8' 1" x 7' 3" (2.46m x 2.21m)

Double glazed window to front aspect, radiator, coving to smooth ceiling, carpet flooring.

Rear Garden

Paved seating area immediately from house, the remainder being laid to lawn. Shed to remain.

Front Of Property

Off street parking for 2 vehicles.



While every effort has been made to ensure the accuracy of the description contained here, Morgan Brookes, its agents, officers and employees shall not be responsible to anyone for any errors or omissions in this document. The plan is an illustrative guide only and should be used as a guide to the property. The location, position and appearance shown here are not intended to be a guarantee as to the accuracy of the description. Morgan Brookes is not responsible for any errors or omissions.

Local Authority Information
Havering London Borough Council
Council Tax Band: D

01268 755626

morganbrookes.co.uk

£550,000

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.