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3 Tweed Way
Romford, RM1 4AZ
Price guide £550,000

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*** Guide Price £550,000 - £575,000 *** CHAIN FREE *** Set within a desirable residential location in the heart of Collier Row, this contemporary three-bedroom family home combines modern design with practical living. The property boasts off-street parking and an impressive open-plan kitchen/diner, creating a stylish and sociable space ideal for both everyday living and entertaining. Ideally positioned for a selection of well-regarded local schools, shops, and amenities, the home also benefits from excellent transport connections, making it a superb choice for discerning families.

ENTRANCE HALL 16'5 x 5'8 (5.00m x 1.73m)

Composite obscure double glazed entrance door with obscure glazed fixed sidelight, wood strip flooring, double radiator, stairs to first floor, spotlights to ceiling, understairs storage cupboard, doors to:

CLOAKROOM 4'10 x 2'4 (1.47m x 0.71m)

Low level wc, vanity unit with wash hand basin and mixer tap, extractor fan, wood strip flooring.

RECEPTION ROOM 13'10 x 10'6 (4.22m x 3.20m)

Three light double glazed window, wood strip flooring, double radiator, spotlights to ceiling.

OPEN PLAN KITCHEN/DINER 17'4 x 16'8 to extremes (5.28m x 5.08m to extremes)

Range of wall and base units, working surfaces, cupboards and drawers, sink top unit with mixer tap, five burner gas hob with extractor fan over, eye level electric oven, integrated fridge/freezer and dishwasher, spotlights to ceiling, wood strip flooring, bi folding double glazed doors leading to rear garden.

FIRST FLOOR LANDING

Open storage area, doors to:

BEDROOM ONE 15' x 10'4 (4.57m x 3.15m)

Three light double glazed window, wood strip flooring, double radiator.

BEDROOM TWO 15'6 x 10'4 to extremes (4.72m x 3.15m to extremes)

Two light double glazed window, double radiator, wood strip flooring.

BEDROOM THREE 11'7 x 7'8 (3.53m x 2.34m)

Two light double glazed window, double radiator, wood strip flooring.

SHOWER ROOM 7'1 x 5' (2.16m x 1.52m)

Corner glazed shower enclosure with mixer tap and hand held shower attachment, vanity unit with wash hand basin and mixer tap, low level wc, heated towel rail, tiled walls, tiled floor, obscure double glazed window, extractor fan.

REAR GARDEN

Patio area, remainder laid to lawn, outside cupboard housing boiler.

FRONT GARDEN

COUNCIL TAX

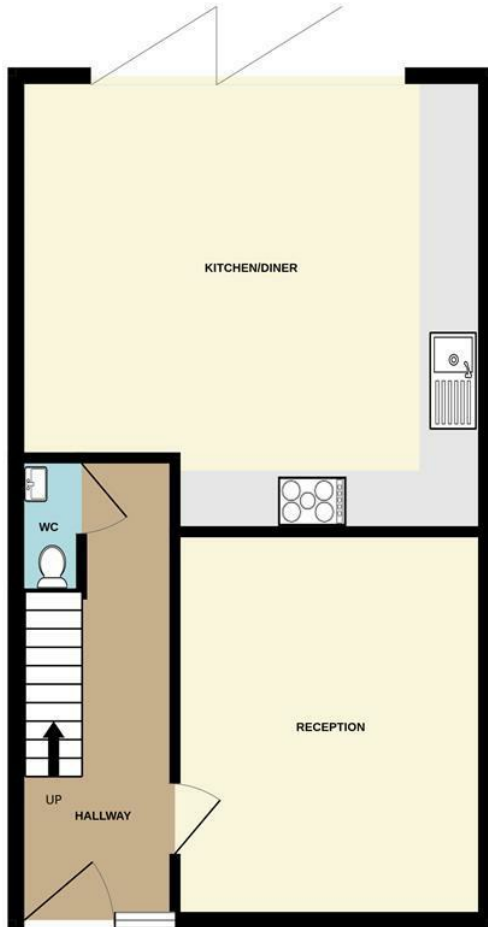
London Borough of Havering - Band E

AGENTS NOTE

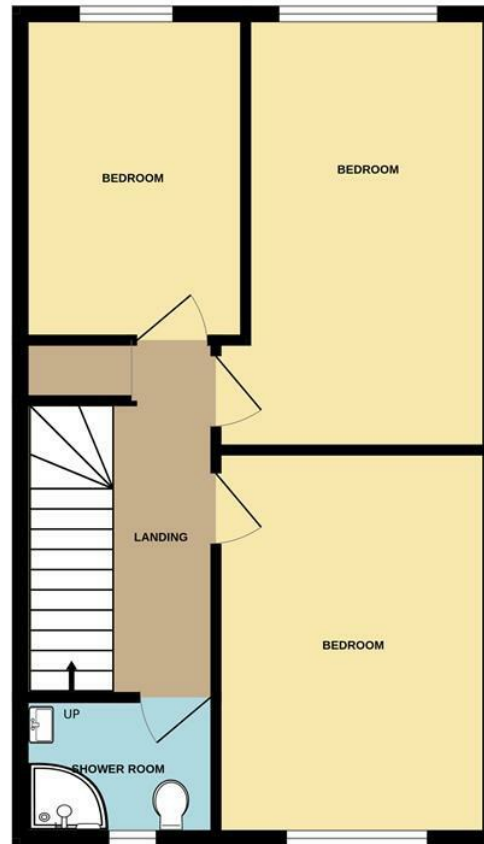
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.



GROUND FLOOR
501 sq.ft. (46.5 sq.m.) approx.

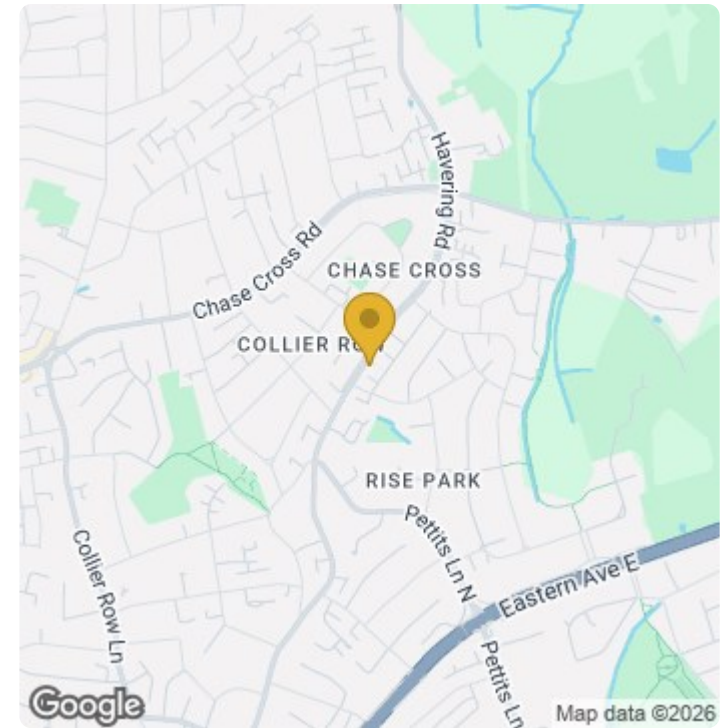


1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 990 sq.ft. (92.0 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 