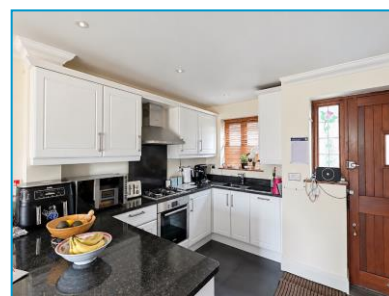




**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Bury Mews, Romford



**Morgan Brookes believe** – This well-presented two bedroom terrace home is positioned within a quiet private mews and offers modern, comfortable accommodation throughout. Featuring an open plan living room and fitted kitchen area, two well-proportioned bedrooms, a stylish family bathroom and the added benefit of a private rear garden with summer house. Further benefits include off-street parking and excellent access to local amenities and transport links.

### Key Features

- Available From October.
- Two Bedroom Terrace Home.
- Open Plan Living Room / Kitchen Area.
- Off Street Parking.
- Private Rear Garden With Summer House.
- Positioned in a Quiet Private Mews.
- Household Income: £46,400.00+ Per Annum Required For Affordability
- Call Morgan Brookes Today To Book Your Viewing.

**Monthly Rental Of  
£1,650**

T 01268 755 626 E [info@morganbrookes.co.uk](mailto:info@morganbrookes.co.uk) A 105 High St | Benfleet | SS7 1ND



[morganbrookes.co.uk](http://morganbrookes.co.uk)

# Bury Mews, Romford

## Entrance

Double glazed panelled door leading to:

## Open Plan Living Room / Kitchen

24' 7" x 12' 4" (7.49m x 3.76m)

Living Room Double glazed bi-folding doors leading to garden, radiator, coving to smooth ceiling incorporating inset down lights, carpet flooring, open plan to: Kitchen Double glazed window to front aspect, fitted with a range of white base and wall mounted units incorporating under unit lights, granite work surfaces incorporating inset sink, four point gas hob with stainless steel extractor over, fitted oven, integrated dishwasher, washer/dryer, larder fridge and freezer, wall mounted combi boiler in cupboard, breakfast bar, ceramic tiled flooring, stairs leading to first floor accommodation, under stairs storage cupboard.

## Cloakroom

Wash hand basin, low level W/C, extractor fan, ceramic tiled flooring.

## First Floor Landing

Radiator, loft access, carpet flooring, doors leading to:

## Master Bedroom

12' 8" x 8' 8" (3.86m x 2.64m)

Double glazed window to rear aspect, radiator, fitted wardrobes to one wall incorporating feature mirror inserts, carpet flooring.

## Second Bedroom

12' 8" x 6' 4" (3.86m x 1.93m)

Double glazed window to front aspect, radiator, fitted wardrobes to one wall, fold down desk area, carpet flooring.

## Bathroom

Automatic opening/closing sky light, panelled bath with raised shower system over, shower screen, wash hand basin in vanity unit, low level W/C, stainless steel heated towel rail, smooth ceiling incorporating inset down lights, part tiled walls with complimentary ceramic tiled flooring.

## Rear Garden

Decorative paved seating area from property, remainder laid to decorative pebbles with stepping stones leading to:

## Summer House

Previously used as a gym, power and lighting.

## Front of Property

Allocated parking space together with further hard standing to the front of the property.

## Additional Information

Deposit £1,903.85

Holding Deposit £380.77

Included bills/services: None

Additional Charges: None

Services Connected: Gas, electricity, Water, Mains Drainage

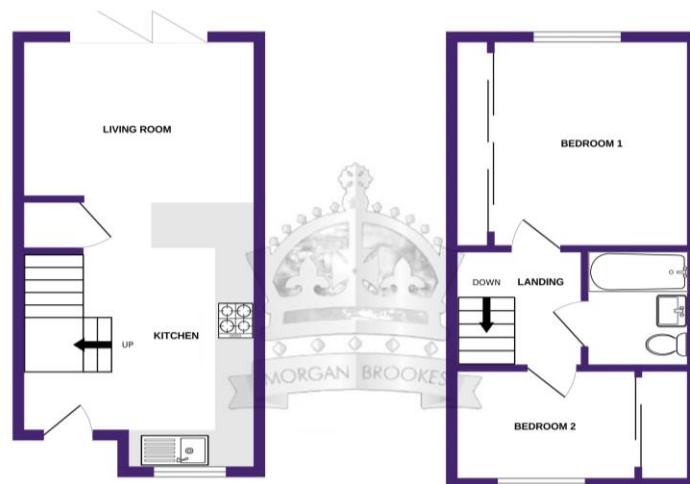
Heating type: Gas central heating

Broadband Availability: Standard / Superfast / Ultrafast

Tenancy Type: Assured Periodic Tenancy

EPC Rating: C

Restrictions: No smoking permitted inside the property.



**Local Authority Information**  
London Borough of Havering  
**Council Tax Band: C**

**Sales | Lettings | Property Management**  
**01268 755626 morganbrookes.co.uk**

**Monthly Rental Of**  
**£1,650**

### 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.