

Percy Road | | Romford | RM7 8QX

Guide Price £450,000 - £475,000

bear Estate Agents

GUIDE PRICE £450,000 - £475,000 *GARAGE* *DOWNSTAIRS SHOWER ROOM* *SHORT DRIVE TO ROMFORD STATION* This spacious three-bedroom terraced house in Romford has been modernised throughout and is ideally located close to local amenities, with Romford Station just a short drive away. Inside, the property offers a generous layout with a large kitchen and a convenient downstairs shower room. Upstairs are three well-proportioned bedrooms.

Outside, the property benefits from off-street parking, a garage and a private rear garden. Its convenient location close to local amenities and Romford Station adds to the appeal.

Combining modern interiors, generous living space and practical features, this attractive Romford home offers a great opportunity for a range of buyers. Early viewing is recommended.

- Modern house
- Garage to rear
- Downstairs shower room and additional bathroom
- Modernised throughout
- Separate dining area
- Driveway to front
- Three spacious bedrooms
- Spacious kitchen space
- Short drive to Romford station

Frontage
Block paved driveway to for two vehicles to front.

Porch
Wooden door with stained glass effect window centre to front, with additional windows to front and side. Ceiling mounted light fitting and wooden effect flooring.

















Hallway
UPVC door with obscured window centre leads from porch to hallway. Ceiling mounted light fitting, wall mounted radiator and wooden effect flooring throughout. Leads to downstairs shower room and living area.

Downstairs Shower Room
5'11 x 6'7 (1.80m x 2.01m)
Ceiling mounted light fitting, extractor fan, shower unit, floating wash hand basin with storage, low level WC, heated towel rail, wall mounted electric mirror with lights, tiled walls and tiled flooring.

Living Area
11'8 x 9'7 (3.56m x 2.92m)
Ceiling mounted light fitting, bay window to front, wall-mounted radiator and wooden effect flooring throughout. Open plan aspect to dining area.

Dining Area
10'1 x 10'0 (3.07m x 3.05m)
Ceiling mounted light fitting, wall-mounted radiator and wooden effect flooring throughout. French doors lead to kitchen.

Kitchen
8'9 x 15'7 (2.67m x 4.75m)
Spotlights, double doors to rear garden, additional window to rear tiled splashback and wooden effect flooring with underfloor heating throughout. Range of wall and floor mounted units, including integrated double oven, with separate induction hob and extractor fan overhead, integrated wine fridge, fitted stainless steel sink with space for dishwasher and American style fridge/freezer. Further access to utility/storage cupboard.











Utility/Storage Cupboard
Ceiling mounted light fitting and wall mounted shelving throughout. Space for washing machine/tumble dryer.

Landing
Ceiling mounted light fitting, loft hatch and carpeted throughout. Access to all bedrooms and family bathroom.

Bedroom One
12'5 x 11'0 (3.78m x 3.35m)
Ceiling mounted light fitting, large double window with stained glass effect to front, wall-mounted radiator, fitted wardrobes with bedside units and carpeted throughout.

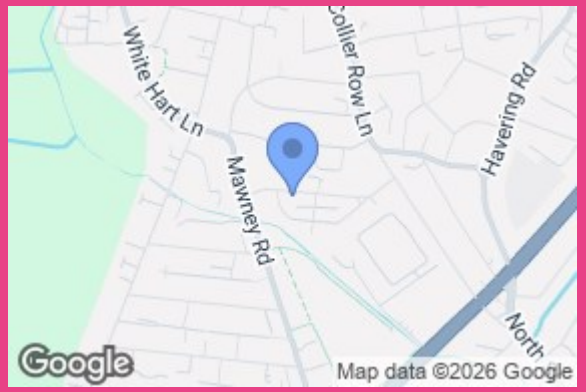
Bedroom Two
10'1 x 8'11 (3.07m x 2.72m)
Spotlights, large window to rear, wall-mounted radiator, fitted wardrobes to one wall and wooden effect flooring throughout.

Bedroom Three
6'8 x 5'11 (2.03m x 1.80m)
Ceiling mounted light fitting, wall mounted radiator, window to front and carpeted throughout.

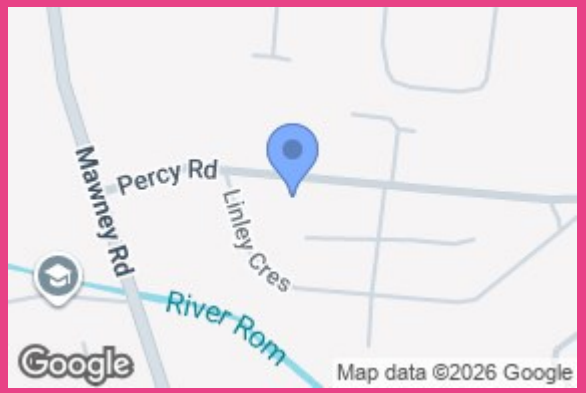
Bathroom
5'10 x 5'6 (1.78m x 1.68m)
Ceiling mounted light fitting, obscured window to rear, heated towel rail, bath unit with shower attachment overhead, fitted wash hand basin and low-level WC unit with storage, tiled walls and tiled flooring.

Rear Garden
Block paved patio area with plant border to one side. Direct access to detached garage to rear.

Garage
Up and over door to rear. Concrete based and fitted with lighting and power throughout. Accessed via opening on Percy Road and Linley Crescent

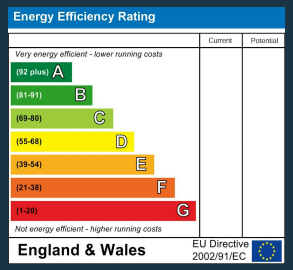








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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