



## **Horace Avenue, Romford, RM7 0UU**

- Extended Four Bedroom Semi-Detached House
  - Vacant with No Onward Chain
    - Two Reception Rooms
    - Integral Garage & Driveway
      - 80ft Rear Garden
    - Scope to Convert Loft (STPP)
  - 26 Min Walk to Romford Station (source: google maps)

**£550,000 - Freehold - Council Tax: D**

# Horace Avenue

Romford, RM7 0UU



## Entrance Hall

Entrance hall, two windows. Coving, stairs to first floor, two cupboards under stairs, radiator, carpet.

## Reception Room One

13'3 x 11'4 max sizes (4.04m x 3.45m max sizes)  
Double glazed bay window. Coving, dado rail, carpet.

## Reception Room Two

22' x 10' max sizes (6.71m x 3.05m max sizes)  
Double glazed window. Coving, two radiators, carpet.

## Kitchen/Breakfast Room

18'11 x 15'8 max sizes (5.77m x 4.78m max sizes)  
Double glazed window, door to rear garden. Range of base and eye level wall cabinets with worktops, integrated oven, stainless steel four burner gas hob, stainless steel single drainer sink unit, coving, radiator, part tiled walls, vinyl flooring.

## Boiler Room

9'1 x 7'2 (2.77m x 2.18m)  
Floor mounted boiler.

## Integral Garage

19' x 8'8 (5.79m x 2.64m)  
Up & over door, lighting, power.

## First Floor Landing

Access to loft, smooth ceiling, carpet.

## Bedroom One

22'9 x 8'4 (6.93m x 2.54m)  
Double glazed windows to two aspects. Coving, radiator, built in wardrobes, carpet, wall mounted sink with tile splashback and cupboard beneath.

## Bedroom Two

13'3 x 10'7 max sizes (4.04m x 3.23m max sizes)  
Double glazed bay window. Coving, range of built in wardrobes, radiator, carpet.

## Bedroom Three

11'11 x 8'4 (3.63m x 2.54m)  
Double glazed window. Range of built in wardrobes, radiator, carpet.

## Bedroom Four

7'7 x 6'5 max sizes (2.31m x 1.96m max sizes)  
Double glazed window. Radiator, built in wardrobe, carpet.

## Bathroom

7' x 5'7 (2.13m x 1.70m)  
Double glazed window. Suite comprising of bath with shower attachment to tap and separate overhead electric shower, pedestal wash basin, low level wc, smooth ceiling, spotlight, part tiled walls, heated towel rail, laminate flooring.

## Outdoor WC

Low level WC, tiled walls, vinyl flooring.

## Rear Garden

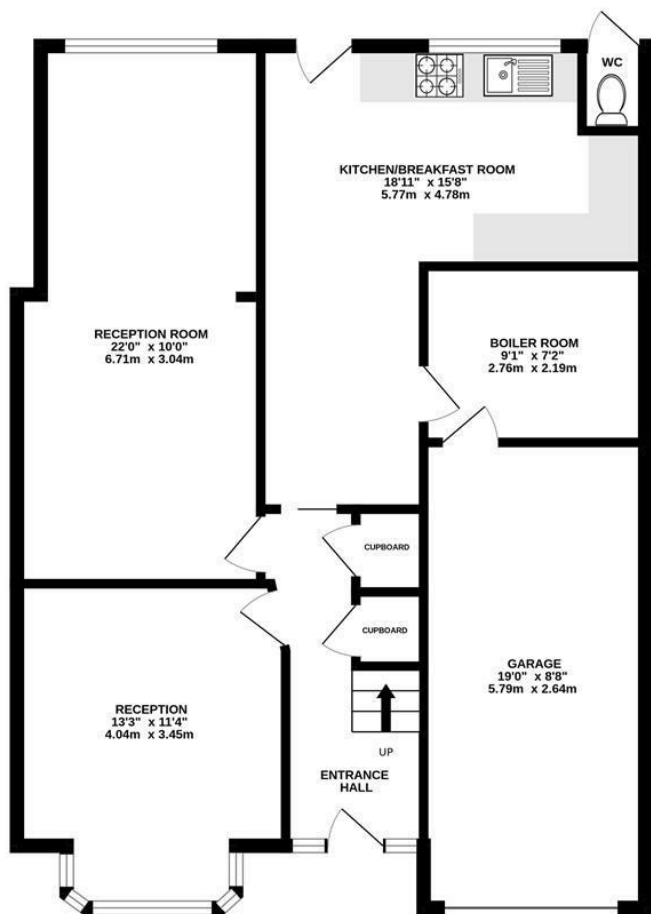
82'0" (25)  
Slabbed seating area to the direct rear of the property with the remainder mainly laid to lawn, perimeter flower beds with shrubs, outside light, outside tap, timber outbuilding, outdoor WC.

## Timber Outbuilding

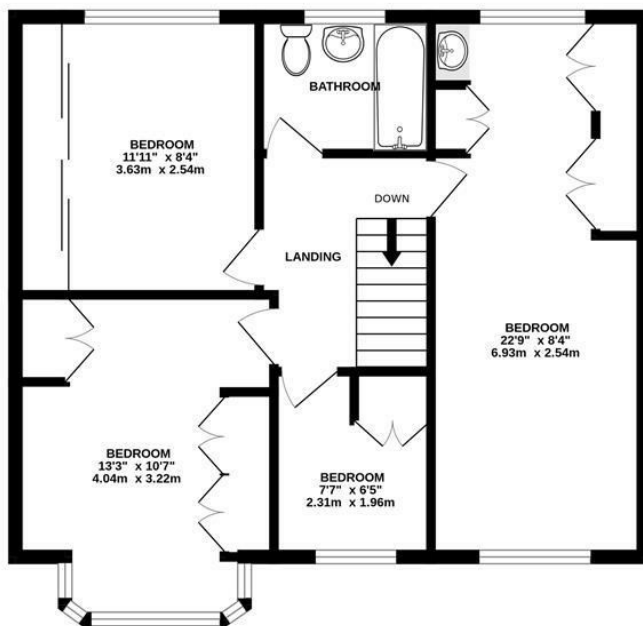
In need of repair. Two separate rooms measuring: 15'10 x 6'9 and 15'10 x 6'9.







**GROUND FLOOR**  
868 sq.ft. (80.7 sq.m.) approx.



**1ST FLOOR**  
584 sq.ft. (54.3 sq.m.) approx.

**TOTAL FLOOR AREA : 1452 sq.ft. (134.9 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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Material Information:  
Council Tax Band: D  
Tenure: Freehold

