

Ashmour Gardens, Romford, RM1 4RH

- Guide Price £700,000 - £725,000
 - Semi Detached
 - Four Bedrooms
 - Ground Floor Shower Room
- Open Plan Living/Kitchen//Dining Area
 - Utility Room
 - 50 ft Garden
 - Driveway
- Viewing Recommended

Guide Price £700,000 - £725,000 - Freehold - Council Tax: E

Ashmour Gardens

Romford, RM1 4RH



Entrance Hall

Frosted double glazed French doors to front, stairs to first floor, understairs cupboard, spot lights, coved ceiling, radiator, wooden flooring.

Shower Room

Low level WC, wash hand basin, shower cubicle, extractor, part tiled walls, tiled flooring.

Reception Room

15'8 x 13'1 (4.78m x 3.99m)

Double glazed bay window to front with shutter blinds, open fire place, coved ceiling, radiator, wooden flooring.

Open Plan Living/Kitchen//Dining Area

26'3 narrowing to 24'10 x 23'10 (8.00m narrowing to 7.57m x 7.26m)

Double glazed window to rear with electric blinds, double glazed bi folding doors to rear with electric blinds, double glazed sky light, log burner, spot lights, polished concrete flooring with wet underfloor heating. Kitchen includes range of fitted units, gas hob, oven, extractor, butler sink, two Bosch ovens, dishwasher, water supply for fridge, island with breakfast bar.

Utility Room

7' x 6'1 (2.13m x 1.85m)

Base units, plumbing for washing machine, sink, spot lights, polished concrete flooring with wet under floor heating.

Landing

Loft access with ladder, spot lights.

Bedroom One

15'8 x 11'6 (4.78m x 3.51m)

Double glazed bay window to front with shutter blinds, radiator, wooden flooring.

Bedroom Two

12'4 x 12'4 (3.76m x 3.76m)

Double glazed window to rear with shutter blinds, cupboard housing boiler, radiator, wooden flooring.

Bedroom Three

14'5 x 9'5 narrowing to 8'2 (4.39m x 2.87m narrowing to 2.49m)

Double glazed oriel bay window to front with shutter blinds, spot lights, fitted wardrobes, radiator, wooden flooring.

Bedroom Four

8'10 x 6'5 (2.69m x 1.96m)

Frosted double glazed window to rear, spot lights, radiator, wooden flooring.

Bathroom

Double glazed window to rear with shutters, low level WC, vanity wash hand basin, freestanding Lusso stone resin bath, shower enclosure, heated towel rail, spot lights, part tiled walls, tiled flooring with electric underfloor heating.

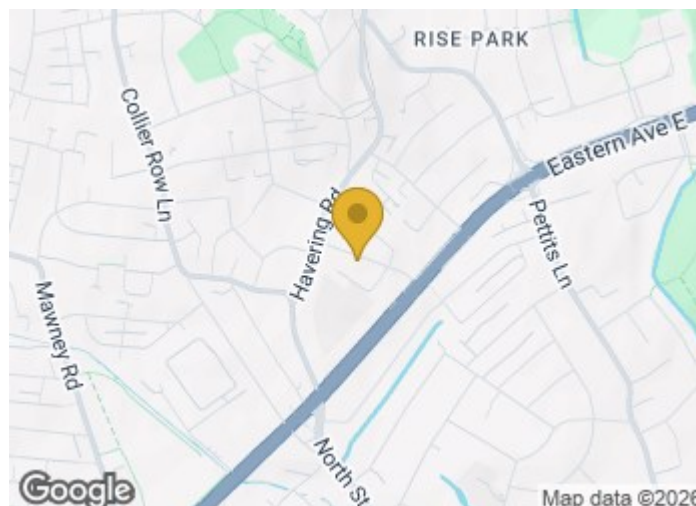
Garden

50' (15.24m)

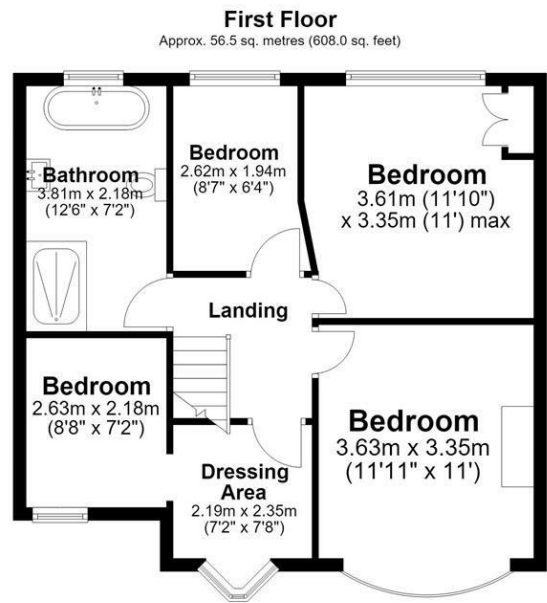
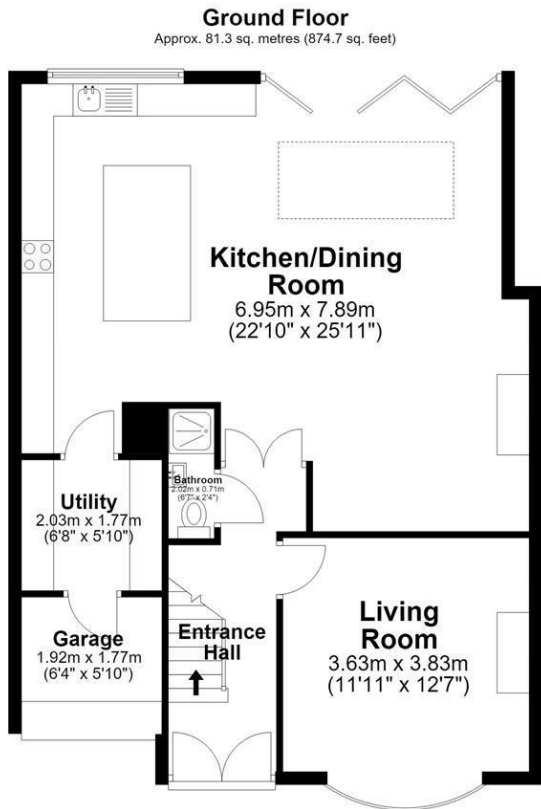
Patio area, lawn, shed/summerhouse, outside light, tap and power.

Parking

driveway to front with Rhino security post, former garage now storage area (7'3 x 6'3 with power and light electric garage door, access to utility room.







Total area: approx. 137.7 sq. metres (1482.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines
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Material Information:
Council Tax Band: E
Tenure: Freehold

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	