



Collier Row Road, Romford, RM5 2BH

Offers In Excess Of £575,000

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# Collier Row Road

Romford, RM5 2BH

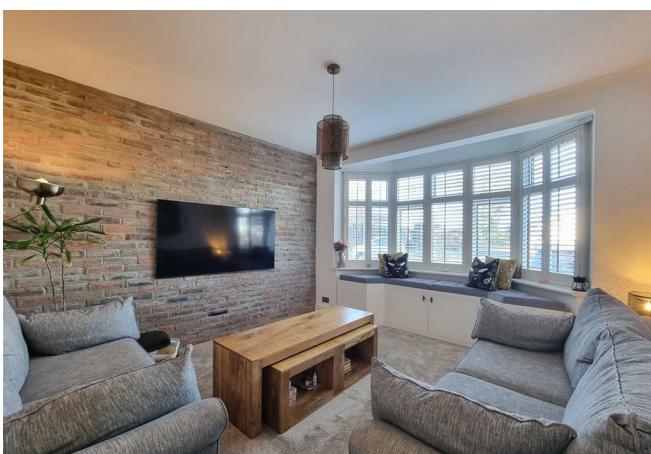
- EPC - D
- DRIVE FOR MULTIPLE CARS
- GROUND FLOOR WC
- LARGE OUTBUILDING
- 2 x SIDE ACCESS TO GARDEN
- THREE BEDROOM HOUSE
- POTENTIAL FOR REAR AND LOFT EXTENSION (STPP)
- FIRST FLOOR BATHROOM
- DETACHED HOUSE

Nestled on the desirable Collier Row Road in Romford, this charming detached house, built in 1930, offers a perfect blend of character and modern living. The property boasts three well-proportioned bedrooms, making it an ideal family home. The two spacious reception rooms of which one is open plan to kitchen, providing ample space for relaxation and entertaining, ensuring that you can enjoy both cosy evenings and lively gatherings with friends and family.

The house is in great condition, allowing you to move in with ease and start making it your own. With side access on both sides, the property offers convenience and flexibility, while the expansive drive can accommodate up to six vehicles, making parking a breeze for you and your guests. Additionally, the 6m x 7m outbuilding presents a fantastic opportunity for a workshop, studio, or extra storage space.

For those looking to expand, there is significant potential for both rear and loft extensions, allowing you to tailor the home to your specific needs and desires. This property is not just a house; it is a canvas for your future aspirations.

In summary, this three-bedroom detached house on Collier Row Road is a rare find, combining space, potential, and a prime location. Whether you are a growing family or a couple looking for room to expand, this home is sure to impress. Do not miss the opportunity to make this delightful property your own.



## ENTRANCE PORCH

## RECEPTION ROOM

14'3" into bay x 12'6" (4.35m into bay x 3.83m)

## OPEN PLAN KITCHEN - DINER

18'6" x 18'2" max (5.66m x 5.55m max )

## UTILITY ROOM

5'1" x 3'11" (1.57m x 1.20m)

## GROUND FLOOR WC

4'8" x 2'3" (1.44m x 0.69m)

## STAIRS TO FIRST FLOOR

## BEDROOM ONE

14'6" into bay x 11'1" (4.43m into bay x 3.39m)

## BEDROOM TWO

11'9" x 11'2" (3.59m x 3.41m)

## BEDROOM THREE

7'6" x 6'10" (2.30m x 2.10m)

## FIRST FLOOR BATHROOM

8'4" x 6'11" (2.56m x 2.11m)

## OUTBUILDING

22'10" x 19'11" (6.97m x 6.09m)



EXTERIOR  
AGENT NOTE

Directions

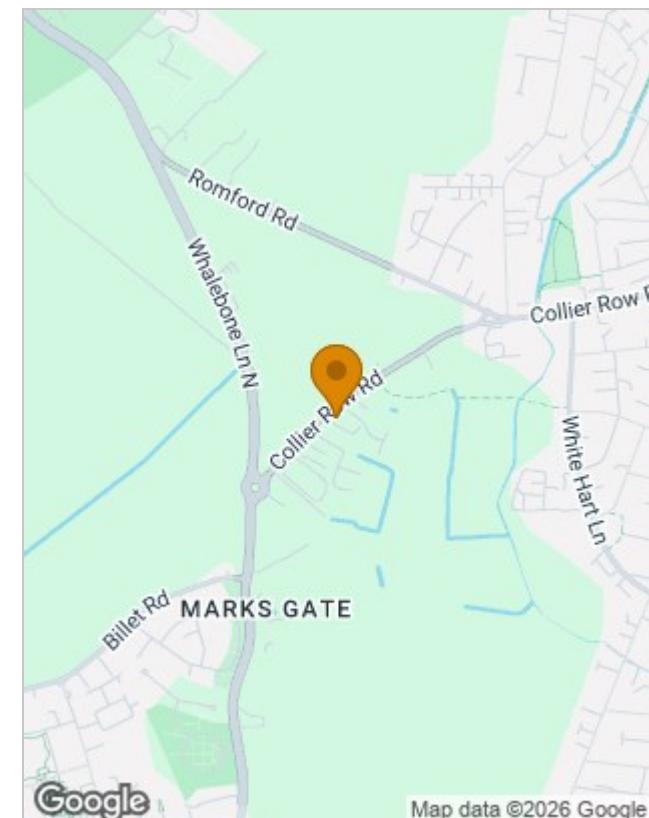




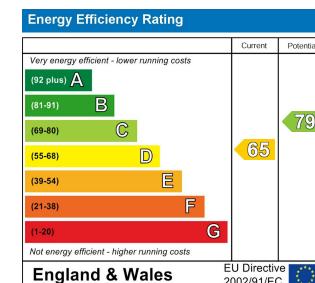
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Seven Kings Sales Office on 020 8597 7372  
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.