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4 Hamilton Drive
Romford, Essex RM3 0UU
Price £700,000

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***** CHAIN FREE ***** An exceptional modern-constructed four-bedroom family home situated in a popular residential location on Hamilton Drive, RM3. This impressive property benefits from a substantial rear extension creating a spacious open-plan kitchen, dining and family area ideal for contemporary living and entertaining. The accommodation comprises four generous double bedrooms and two modern bathrooms, offering ample space for growing families or home working. Externally, the property provides off-street parking to the front and a private rear garden. Conveniently positioned close to local shops, parks and leisure facilities, the home is also within easy reach of well-regarded primary and secondary schools, excellent bus and rail transport links into Central London, and major road networks including the A12 and M25, making it a superb all-round family purchase.

ENTRANCE HALL 21'7 x 6'3 to extremes (6.58m x 1.91m to extremes)

Composite entrance door with obscure double glazed insert and obscure double glazed fixed sidelight, stairs to first floor, understairs storage cupboard, double radiator, tiled floor, alcove housing plumbing for washing machine and space for tumble dryer, doors to:

OPEN PLAN KITCHEN/DINER 21'6 x 9'4 to extremes (6.55m x 2.84m to extremes)

Range of wall and base units, working surfaces, cupboards and drawers, sink top unit with mixer tap, five burner gas hob with extractor hood over, eye level double oven, integrated dishwasher, tiled splashbacks, wood strip flooring, spotlights to ceiling, double radiator.

SHOWER ROOM 8'4 x 3' (2.54m x 0.91m)

Walkin shower cubicle with bi folding door, mixer tap, shower attachment and rainforest shower head over, vanity unit with wash hand basin and mixer tap, low level wc, tiled walls, tiled floor, extractor fan.

LOUNGE 19'5 x 15'5 (5.92m x 4.70m)

Wood strip flooring, spotlights to ceiling, double glazed double doors with fixed sidelights and fanlights over, two double radiators.

FIRST FLOOR LANDING 13'2 x 5'6 (4.01m x 1.68m)

Stairs to loft room, wood strip flooring, doors to:

BEDROOM ONE 10'9 x 9'2 (3.28m x 2.79m)

Three light double glazed window, wood strip flooring, double radiator.

BEDROOM TWO 11'3 x 9'8 to extremes (3.43m x 2.95m to extremes)

Two light double glazed window, double radiator, wood strip flooring.

BEDROOM THREE 17'6 x 10'3 to extremes (5.33m x 3.12m to extremes)

Three light double glazed window, double radiator, wood strip flooring.

BATHROOM 7' x 4'2 (2.13m x 1.27m)

Panel enclosed bath with mixer tap, shower attachment, rainforest shower head and glazed shower screen, low level wc, vanity unit with wash hand basin and mixer tap, heated towel rail, tiled walls, tiled floor, obscure double glazed window, extractor fan.

SECOND FLOOR LANDING

Velux double glazed window, door to:

BEDROOM FOUR/LOFT ROOM 18'3 x 12'3 to extremes (5.56m x 3.73m to extremes)

Velux double glazed window, three light double glazed window, wood strip flooring, double radiator.

REAR GARDEN

Paved patio area, remainder laid to lawn, outside light, outside tap. Cupboard housing boiler.

FRONT GARDEN

Paved front garden providing OFF STREET PARKING for two vehicles.

COUNCIL TAX

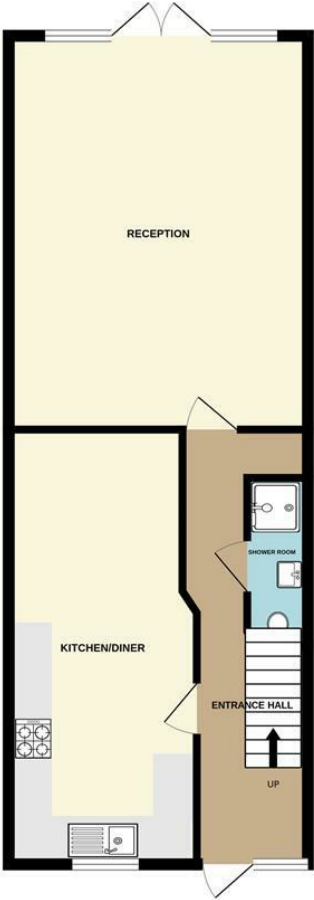
London Borough of Havering - Band

AGENTS NOTE

Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.



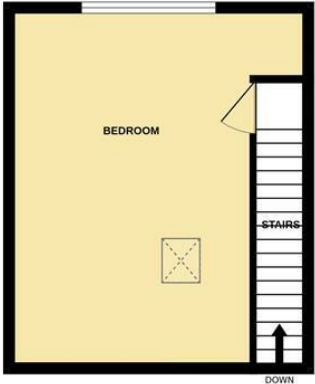
GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.1 sq.m.) approx.

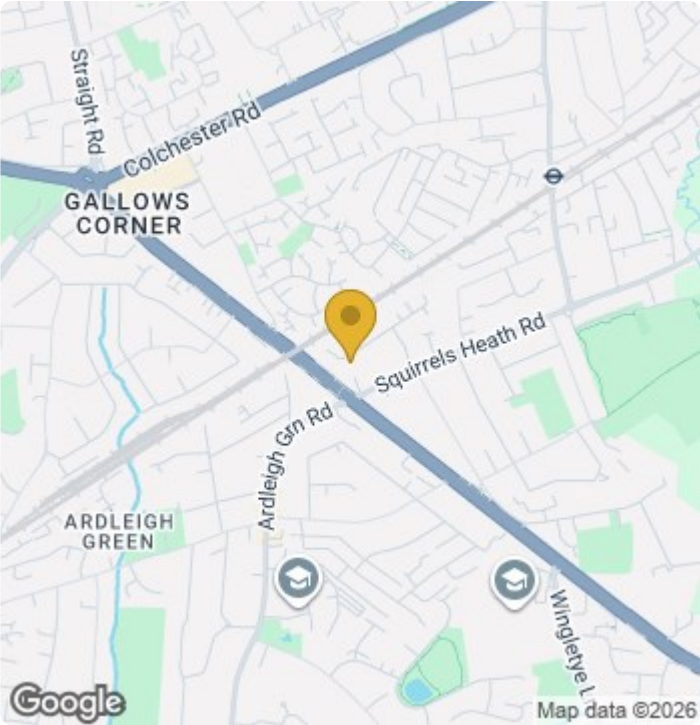


2ND FLOOR
264 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA : 1313 sq.ft. (122.0 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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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 