



235 Roman Road  
Mountnessing  
Offers over £425,000

**MEACOCK & JONES**

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## 235 Roman Road, Mountnessing, Essex, CM15 0UH

Owned by the current family since 1956 we are delighted to bring to market this semi detached property with a lovely 75' south east facing garden and offered for sale with no onward chain. Needing modernisation the accommodation commences with a porch giving access into the spacious hallway, with stairs rising up to the first floor. Two practical understairs storage cupboards, offering a clever solution to maximize space, one cupboard is specifically being used as a pantry. The entrance hall leads to the front lounge with open fireplace. In addition there is a sitting room at the back of the property, which could be used as a formal dining room, with a fireplace and the benefit of doors opening out onto the garden. The kitchen has maple units at low and eye level with contrasting laminate work tops and space for appliances, also with a window overlooking the garden and a courtesy door to the side. Heading upstairs the landing gives access to the three bedrooms, the front bedroom having an original cast iron fireplace and bay window. Bedroom two also has an original cast iron fireplace and is set to the rear of the house therefore enjoying views over the rear garden. Bedroom three is a box room and would be useful as a nursery or home office. The family bathroom is half tiled to walls.

The property has the potential to extend (subject to the usual planning consents ) and externally has parking to the front of the property for one vehicle with an additional grassed area that could be used to create comfortable parking for three cars. To the rear the south east facing garden is secluded and can be accessed via the side gate from the front. There are two storage sheds and a greenhouse to remain.

### Accommodation comprises:

#### Entrance Porch

8'2 in length (2.49m in length)

#### Entrance Hall

#### Front Lounge

14'4 into bay reducing to 12'5 x 11'6 (4.37m into bay reducing to 3.78m x 3.51m )

#### Sitting Room

15'9 into bay reducing to 12' x 11'6 (4.80m into bay reducing to 3.66m x 3.51m )

#### Kitchen

#### First Floor Landing

#### Bedroom One

14'10 into bay x 11'9 (4.52m into bay x 3.58m)

#### Bedroom Two

11'11 x 11'9 (3.63m x 3.58m)

#### Bedroom Three

7'6 x 6'6 (2.29m x 1.98m)

#### Family Bathroom

#### South East Facing Rear Garden

#### Front Garden



