



Parkside Avenue, Romford, Greater London, RM1 4NB
£800,000



**** GUIDE PRICE £800,000 - £850,000 **** An extended five/six bedroom family home that has been completely refurbished to an extremely high standard throughout. This immaculately kept property has an open plan layout on the ground floor, making it a great space for entertaining family and friends. The contemporary kitchen has a central island unit, integrated appliances, quartz work surfaces and bi-folding doors that open onto the garden. There is a stunning master bedroom suite with built in dressing room furniture, a beautiful en-suite shower room and a Juliette balcony. There is also a family bathroom with free standing bath and a useful ground floor shower room.

- FIVE/SIX BEDROOM FAMILY HOME
- BEAUTIFUL FAMILY BATHROOM, EN-SUITE SHOWER ROOM AND GROUND FLOOR SHOWER ROOM
- STUNNING OPEN PLAN SPACE WITH CONTEMPORARY KITCHEN
- MASTER BEDROOM SUITE WITH FITTED FURNITURE AND JULIET BALCONY
- UNDER FLOOR HEATING TO THE GROUND FLOOR
- UTILITY ROOM
- BI FOLDING DOORS OPENING ONTO THE GARDEN
- OFF STREET PARKING



Ground Floor

Entrance Porch

1.90m x 0.92m (6' 3" x 3' 0") Double glazed windows facing the front and side aspects. Entrance door.

Open Plan Living Room Kitchen Dining Room



10.56m x 5.39m (34' 8" x 17' 8") Maximum Measurements. A bright and spacious open plan room filled with natural light and beautifully appointed throughout with large tiled floors that have under floor heating.

Living Area



The living area is situated at

the front of the property and has a large walk in bay window that has double glazed units and fitted shutters. There is a bespoke media wall which has a recess that accommodates a television and sits above a feature electric fireplace.

Kitchen / Dining Area



The kitchen itself is fitted with an extensive range of contemporary units that have a dark matt finish with rose gold coloured accents. The units are fitted to base and eye levels, as well as a central island unit. There are quartz work surfaces and a range of integrated appliances that include a fridge freezer, built in oven, microwave, induction hob with extractor fan above and a dishwasher. There are bi folding doors that open onto the rear garden, a partly vaulted ceiling and three Velux windows.

Utility Room



1.00m (3' 3") x 6.55m (21' 6") There is a continuation of the tiled flooring, a door with double glazed insert that opens onto the garden, recessed spot lighting and plumbing for a washing machine.

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Ground Floor Shower Room

3.54m x 0.83m (11' 7" x 2' 9") A beautifully appointed shower room which has a walk in shower enclosure with over head rainfall style shower head, hand held shower attachment and bi folding glazed screen. There is also a concealed cistern WC and vanity wash hand basin that has a counter top sink and a wall mounted tap. There is a chrome heated towel rail and recessed spot lighting.

Garage

3.93m x 2.06m (12' 11" x 6' 9") Electrically controlled roll over garage door. Tiled floors.

First Floor

Landing



5.8
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x
0.9
9m
(19
' 1"
x 3'
3")
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Leading to second floor landing.

Bedroom Two



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3.54m x 10' 5") A double bedroom situated at the front of the property with a walk in bay window that has double glazed units and fitted shutters.

Bedroom Three



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3.54m x 2.86m (10' 6" x 9' 5") Double glazed window, with fitted shutters and radiator set beneath, overlooking the rear garden.

Bedroom Four

2.81m x 1.98m (9' 3" x 6' 6") Double glazed window, with fitted shutters, overlooking the rear garden. Vertical radiator, built in wardrobe cupboard.

Bedroom Five



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3.54m x 2.86m (10' 6" x 9' 5") Double glazed window with fitted shutter overlooking the front aspect. Vertical radiator and built in wardrobe cupboard.

Bedroom Six / Study



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dow overlooking the front with fitted shutters and radiator set beneath.

Family Bathroom



2.27m x 2.06m (7' 5" x 6' 9") Beautifully appointed with a free standing bath that has a floor standing bath filler and hand held attachment, a conceal cistern WC and a floating vanity that has his and hers counter top sinks and wall mounted taps. There is recessed spot lighting, an extractor fan, heated towel rail and obscure double glazed window facing the rear.

Second Floor

Second Floor landing

2.06m x 3.46m (6' 9" x 11' 4") Velux window to the front aspect.

Master Bedroom



3.34m x 4.99m (10' 11" x 16' 4") Two velux windows over looking the front aspect and Juliet balcony with sliding doors and glass balustrade overlooking the rear. The master bedroom has recessed spotlighting, and extensive range of open fronted fitted bedroom furniture, two vertical radiators and feature lighting.

En-Suite Shower Room



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8m
x
1.8
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(6'
10"
x 5'
11"
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ifully fitted with a large walk in shower enclosure with frameless glazed screen, over head rainfall style shower, wall mounted temperature and pressure controls. There is also a vanity wash stand with drawer beneath, counter top sink and wall mounted tap, and a concealed cistern WC. Recessed spot lighting and obscure double glazed window to the rear.

Exterior

Rear Garden



Commences with paved patio that stretches the width of the property and has a path that leads to a further seating area at the rear. The remainder of the garden is neatly attended with a lawn that has shrub borders on either side.

Front Garden

Resin bond driveway providing off street parking. Steps leading to the entrance porch.

PROPERTY MISDESCRIPTIONS ACT 1991

The Agents not tested any apparatus, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Adviser. References to the Tenure of the property are based on information supplied by the Vendor. The agent has not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.