



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	62	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	58	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

## London Road, Romford

### £565,000

- FIVE BEDROOMS
- SEMI DETACHED HOUSE
- THREE BED HOUSE AND TWO BED ANNEX
- EXCELLENT CONDITION THROUGHOUT
- THREE RECEPTION ROOMS
- TWO KITCHENS AND BATHROOMS
- UTILITY ROOM
- OFF STREET PARKING



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## GROUND FLOOR

### Front Entrance

Via composite door with fixed double glazed obscure leaded window panels into storm porch, double glazed windows to front and side, tiled flooring, matching second front door leading to:

### Hallway

Coving to ceiling, fitted carpet, split-level stairs to first floor with double glazed windows and radiator.

### Ground Floor WC

Double glazed obscure window to front, low level flush WC, hand wash basin inset within base units, tiled splash backs, radiator to side, tiled flooring.

### Reception Room One

3.24m x 3.32m Coving to ceiling, double glazed windows to rear, radiator to rear, feature gas fireplace, fitted carpet.

### Reception Room Two

12' x 10' (3.65m x 3.05m) Coving to ceiling, double glazed windows to front, radiator to front, feature gas fireplace, fitted carpet.

### Kitchen

10' 5" x 10' 10" (3.17m x 3.30m) Double glazed windows to rear, range of matching wall and base units, laminate work surface, inset sink and drainer, space for double cooker with four ringed electric hob, extractor hood, integrated fridge, integrated freezer, tiled splash backs, tiled flooring, rear door opening to garden and a hardwood door opening to Annex.

## FIRST FLOOR

### Landing

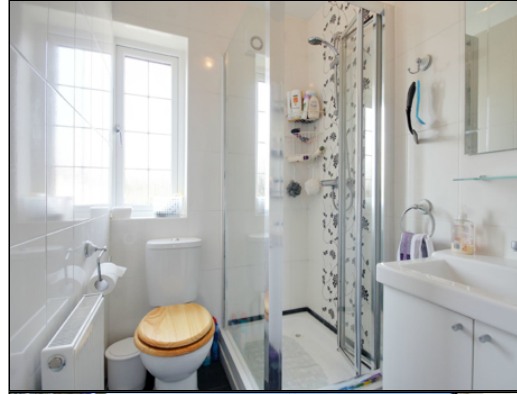
Coving to ceiling, loft hatch to ceiling, double glazed window to front, built in airing cupboard, fitted carpet.

### Bedroom One

12' 11" x 10' 11" (3.93m x 3.34m) Coving to ceiling, double glazed windows to rear, radiator to rear, built in storage cupboards, fitted carpet.

### Bedroom Two

11' 11" x 8' 10" (3.64m x 2.68m) Coving to ceiling, double glazed windows to front, radiator to front, fitted carpet.



### Bedroom Three

11' 2" x 6' 11" (3.40m x 2.10m) Coving to ceiling, double glazed windows to rear, radiator to side, fitted carpet.

### Bathroom

Comprising opaque double glazed window to rear, low level flush WC, hand wash basin inset within base unit, shower cubicle, radiator to side, tiled splash backs, tile effect vinyl flooring.

## ANNEXE

### Open Plan Kitchen / Diner

21' 1" x 11' 10" (6.43m x 3.61m) Coving to ceiling, double glazed windows to front and rear, kitchen area has a range of matching wall and base units, laminate work surface, inset sink and drainer, space for double cooker with four ringed electric hob, extractor hood, space for free standing fridge freezer, tiled splash backs, tiled flooring, lounge area has radiator to front, understairs fitted base and drawer units, fitted carpet, stairs to first floor, external door leading to garden.

### Landing

Coving to ceiling, fitted carpet.

### Bedroom One

9' 9" x 8' 7" (2.97m x 2.62m) Coving to ceiling, double glazed windows to front, electric radiator to front, fitted carpet.

### Bedroom Two

8' 7" x 7' 9" (2.61m x 2.36m) Coving to ceiling, double glazed windows to side, electric radiator to side, fitted carpet.

### First Floor WC

Comprising low level flush WC, skylight window to ceiling, hand wash basin inset within base unit, electric radiator to side, tiled splash backs, wood grain effect laminate flooring.

### Utility Room

7' 10" x 6' (2.39m x 1.83m) Double glazed windows to side, space and plumbing for appliances, electric radiator to side, tiled flooring.

### Bathroom

Opaque double glazed window to side, low level flush WC, shower cubicle, hand wash basin inset within base units, electric radiator to side, tiled splash backs, non-slip tiled flooring.

## EXTERIOR

### Rear Garden

Approximately 68ft - Detached timber log cabin/summerhouse, brick built shed currently used as an Avery, remainder laid to lawn.

### Side Garage

21' 4" x 24' 3" (6.50m x 7.40m) Part hard standing, part paved, part laid to lawn with a metal shed, access to front via timber gate.

### Motor Bike Garage

8' 11" x 7' 3" (2.73m x 2.22m) With electric up and over door and power and lighting.

### Front Exterior

Hard standing for multi-vehicle off street parking and built in motor bike garage.