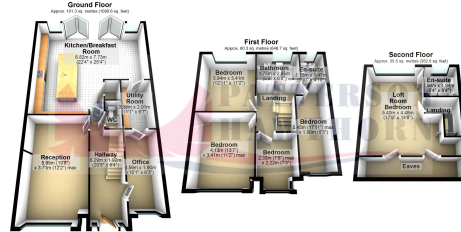


Total area: approx. 197.1 sq. metres (2121.9 sq. feet)



Total area: approx. 197.1 sq. metres (2121.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Appointments to view and offers to purchase must be made through Patterson Hawthorn. These particulars are produced for guidance only and do not form any part of an offer or Contract. These particulars, whilst believed to be accurate are to be used for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Patterson Hawthorn has the authority to make or give any representation or warranty in respect of the property. Patterson Hawthorn have not tested any services or appliances in the property, prospective purchasers should satisfy themselves with regard to the working order of these.



Clyde Way, Romford

Guide Price £800,000

- GUIDE PRICE £800,000- £850,000
- FIVE BEDROOM SEMI DETACHED HOUSE
- EPC RATING C & COUNCIL TAX BAND E
- DOUBLE SIDE, SINGLE REAR & DORMER LOFT EXTENSIONS
- BOASTING OVER 2,100 SQUARE FEET OVER THREE FLOORS
- EXCEPTIONALLY HIGH SPECIFICATION
- PORCELAIN TILED FLOORING WITH UNDERFLOOR HEATING
- UTILITY ROOM & GROUND FLOOR WC
- OFFICE/POTENTIAL GROUND FLOOR BEDROOM
- THREE BATHROOMS INCLUDING TWO ENSUITES





GROUND FLOOR

Front Entrance

Via composite door opening into:

Entrance Hall

6.29m x 1.92m (20' 8" x 6' 4"). Double glazed windows to front, inset spotlights to ceiling, vertical mirrored radiator, touch close under-stairs storage cupboards, under-stairs storage space, porcelain tiled flooring with underfloor heating, stairs to first floor.

Reception Room

5.99m x 3.71m (19' 8" x 12' 2"). Inset spotlights to ceiling, double glazed windows with integral shutter blinds to front, radiator, bespoke built media wall with electric feature fireplace, fitted carpet.

Office / Potential Sixth Bedroom

4.59m x 1.9m (15' 1" x 6' 3"). Double glazed windows with integral shutter blinds to front, inset spotlights to ceiling, radiator, parquet effect luxury vinyl flooring.

Ground Floor WC

Inset spotlights to ceiling, low-level flush WC, hand wash basin set on drawer units, part tiled walls, radiator, porcelain tiled flooring with underfloor heating.



Kitchen / Diner / Reception Room

7.73m x 6.82m (25' 4" x 22' 5"). Two lantern skylight windows to ceiling, inset spotlights to ceiling throughout, kitchen area: a range of matching wall and base units, granite worksurfaces with granite splashbacks, two integral ovens, five ring gas hob, extractor hood, space for two wine coolers, space and plumbing for American-style fridge freezer, kitchen island with granite worksurface, inset butler sink with mixer tap, additional hot water tap, a range of base units under, breakfast bar area, double glazed window to rear with integral electric blind, porcelain tiled flooring with underfloor heating. Reception area: double glazed window and bifold doors with electric integral blinds to rear, vertical radiator, porcelain tiled flooring with underfloor heating.

Utility Room

3.38m x 2.01m (11' 1" x 6' 7"). Inset spotlights to ceiling, a range of matching wall and base units, granite worksurfaces with granite splashbacks, inset butler sink with mixer tap, space and plumbing for dishwasher, space and plumbing for two washing machines, space for two tumble dryers, radiator, porcelain tiled flooring with underfloor heating.

FIRST FLOOR

Landing

Inset spotlights to ceiling, radiator, fitted carpet, stairs to second floor.

Bedroom Two

4.13m x 3.41m (13' 7" x 11' 2"). Inset spotlights to ceiling, double glazed windows with integral shutter blinds to front, radiator, fitted wardrobes, fitted carpet.

Bedroom Three

3.94m x 3.41m (12' 11" x 11' 2"). Double glazed windows with integral shutter blinds to rear, radiator, fitted wardrobes, fitted carpet.