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COURT & CO
Property Solutions

Peartree Gardens, Romford, Essex, RM7 8HT

£345,000

ESTAS 13 AWARDS
BRONZE WINNER
SOUTH EAST (EAST)

Situated in a cul de sac location, within the Mawney road area, which is within walking distance of a local shopping parade and schools is this three bedroom mid terraced property. There is off street parking to the front and a double width garage with vehicular access to the rear. The property has a open plan arrangement on the ground floor with a lounge diner that has a square arch opening onto the kitchen at the rear. The property has three bedrooms and the benefit of a replacement boiler.

- THREE BEDROOM HOUSE SITUATED IN A CUL-DE-SAC LOCATION
- OFF STREET PARKING TO THE FRONT
- WALKING DISTANCE OF LOCAL SHOPS AND SCHOOLS
- DOUBLE WIDTH GARAGE WITH VEHICLE ACCESS AT THE REAR
- VIEWING BY APPOINTMENT ONLY

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The Property Ombudsman

Entrance

1.85m x 0.98m (6' 1" x 3' 3") A composite entrance door with double glazed insert opens onto an enclosed entrance porch which has double glazed units to the front and side. Door with glazed inserts opens on to the living room:-

Living Room

5.08m x 4.20m (16' 8" x 13' 9") into the bay. There is a walk in bay window with double glazed units that face the front elevation with a radiator set beneath. The central feature of the room is a fireplace which has an inset gas fire and a wooden surround stone hearth. There is an arch which leads to the dining room:-

Dining Room

2.41m x 3.14m (7' 11" x 10' 4") Providing dining space this useful room has cornice to the ceiling and a dado rail. A square arch which opens onto the kitchen. There is also a radiator with decorative cover.

Kitchen

2.89m x 3.45m (9' 6" x 11' 4") The kitchen is situated at the rear of the property and is fitted with a made to measure fitted kitchen which has integrated appliances that include a fridge freezer, double oven and ceramic hob with extractor hood above. There is also space and plumbing for a dishwasher and washing machine. Work surfaces extend along three sides with an inset sink drainer unit that sits below a double glazed window that over looks the garden. There is also coved cornice to the ceiling and a door with obscure double glazed insert that opens onto the garden.

Ground Floor Shower Room

Fitted in a three piece suite which comprises of a walk in shower enclosure with sliding glazed screen and wall mounted shower with separate hand help shower attachment. There is also a close coupled WC and a pedestall wash hand basin. The walls are tiled and there is wood effect flooring, there is a heated towel rail and an obscure double glazed window faces the rear elevation.

Landing

3.42m x 1.64m (11' 3" x 5' 5") Double glazed window over looking the rear with a radiator set beneath concealed within a decorative cover. Access to loft storage.

Bedroom One

3.68m x 3.01m (12' 1" x 9' 11") Double glazed window overlooking the front elevation with a double radiator set beneath. Coved cornice to ceiling.

Bedroom Two

2.66m x 2.43m (8' 9" x 8' 0") to front of fitted wardrobes. Double glazed window over looking the rear elevation. Fitted wardrobe cupboards with sliding doors, one of which has houses the gas boiler.

Bedroom Three

2.75m x 2.2m (9' 0" x 7' 3") Situated at the front of the house with a double glazed window with new radiator set beneath.

Exterior

Rear Garden

The rear garden has fenced boundaries. A paved patio area which steps down to the remainder of the garden which measures 5.6m x 3.7m (18' 4" x 12' 2").

Double width garage

5.71m x 4.94m (18' 9" x 16' 2") A very useful area with up and over door and vehicular access to the rear.

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. Refernces 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.