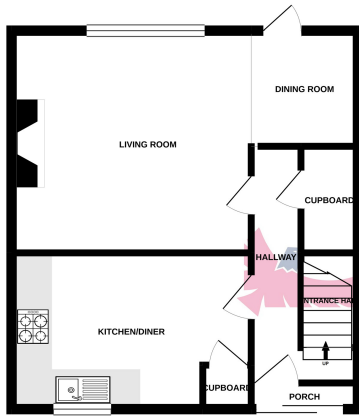
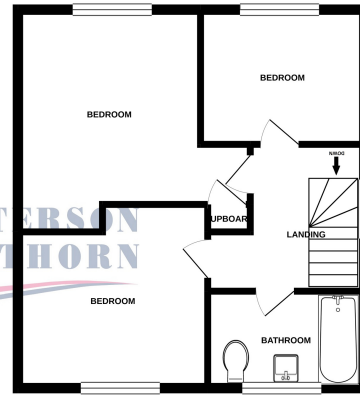


GROUND FLOOR  
424 sq. ft. (39.3 sq. m.) approx.



1ST FLOOR  
424 sq. ft. (39.3 sq. m.) approx.




TOTAL FLOOR AREA : 847 sq. ft. (78.7 sq. m.) approx.


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		78
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>	52	
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

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

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		77
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>	44	
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

## Durham Avenue, Romford Offers In Excess Of £280,000

- THREE LARGE BEDROOMS
- SPLIT LEVEL MAISONETTE
- EXCELLENT CONDITION
- 0.3 MILES TO GIDEA PARK STATION
- CLOSE TO AMENITIES & SCHOOLS
- IDEAL FIRST TIME BUY
- COMMUNAL GARDENS & PARKING



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.



## GROUND FLOOR

### **Front Entrance**

Via sliding door into storm porch, fitted carpet, double glazed windows to front and side, second door is uPVC framed opening into:

### **Hallway**

Built in under-stairs storage cupboard, radiator, wood grain effect laminate flooring, stairs to first floor.

### **Kitchen / Diner**

4.2m x 2.74m (13' 9" x 9' 0") Double glazed windows to front, range of matching wall and base units, laminate work surfaces, one and half bowl inset sink and drainer with chrome mixer tap, integrated oven, four ringed gas hob, extractor hood, space for fridge, space and plumbing for washing machine, space for freezer, tiled splash backs, wood grain effect vinyl flooring.

### **Lounge**

6.21m > 4.8m (20' 4" > 15' 9") x 3.85m > 2.0m (12' 8" > 6' 7") Double glazed windows to rear, radiator, feature fireplace, wood grain effect laminate flooring, uPVC framed rear door opening into rear garden.



## FIRST FLOOR

### **Landing**

Double glazed windows to side, fitted carpet.

### **Bedroom One**

3.15m x 3.11m (10' 4" x 10' 2") Double glazed windows to rear, radiator, fitted wardrobes, built in storage cupboard, fitted carpet.

### **Bedroom Two**

3.33m x 2.73m (10' 11" x 8' 11") Double glazed windows to front, radiator, fitted wardrobes, fitted carpet.

### **Bedroom Three**

2.92m x 2.19m (9' 7" x 7' 2") into fitted wardrobes, double glazed windows to rear, radiator, fitted wardrobes, fitted carpet.

### **Bathroom**

2.73m x 1.66m (8' 11" x 5' 5") Opaque double glazed windows to front, low level flush WC, hand wash basin inset within base units, panelled bath with shower attachment, radiator, tiled splash backs, tile effect vinyl flooring.



## EXTERIOR

### **Rear Garden (Unmeasured)**

Immediate hard standing area, detached outbuilding/shed, raised decking area, remainder laid to lawn.



### **Front Exterior**

Hard standing pathway with communal green.