

**SOLD STC**

**£599,995 Freehold**



## 3 Selsdon Close, Collier Row, Romford, Greater London. RM5 3JL

- Quiet Cul-De-Sac Location
- Semi Detached House
- Three Bedrooms
- Potential For Extension (STPP)
- Ground Floor Cloakroom
- Dual Aspect Lounge/Diner
- Conservatory
- Home Office/Studio
- Large Rear Garden Approximately 180'
- Driveway For Multiple Vehicles





## PROPERTY DESCRIPTION

Nestled in a quiet Cul-De-Sac in the popular area of COLLIER ROW My Moving Places have the honour in offering For Sale this EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME with the potential to extend further subject to planning permission. Positioned close to many local amenities and good schools this home is ideal for any growing family. Internally you step into the Entrance Hall giving way to a Dual Aspect Lounge Diner with Large Bay to the Front and door to the rear leading in to the Conservatory. Back through the Hall and into the Kitchen which in turn leads in to the Second Hall with access to the Home Office/Studio, Laundry and Cloakroom. To the First Floor are Three Bedrooms and a Four Piece Family Bathroom. Externally the front boasts Off-Road Parking for three vehicles and to the Rear is a Large Enclosed Garden approximately 180 foot long. Neighbouring homes have utilised the generous gardens with some having Garden Rooms/Home Offices. We strongly urge viewing this home to fully appreciate the wonderful location of this home packed full with potential.





## ROOM DESCRIPTIONS

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### GROUND FLOOR

#### ENTRANCE HALL

UPVC Entrance door, double glazed window to side, under stairs storage cupboard, wood flooring, radiator.

#### LOUNGE/DINER

27' 6" x 13' 0" Including bay (8.38m x 3.96m) Double glazed bay window to front aspect, gas fire with surround and hearth, double glazed door to Conservatory, double glazed window to side, three radiators, fitted carpet.

#### CONSERVATORY

16' 9" x 9' 2" (5.11m x 2.79m) Double glazed French doors to garden, double glazed windows to side and rear aspects, radiator, tiled floor.

#### KITCHEN

11' 2" x 9' 3" (3.40m x 2.82m) Range of wooden base, drawer and eye level units, square edge work surface, inset sink and drainer unit with mixer taps. Integrated dishwasher, space for free standing electric oven and hob with extractor over, tiled splashback, under counter lighting, cupboard housing combination boiler. Double glazed window to rear aspect, wood flooring, door to inner hall.

#### INNER HALL

UPVC doors to front and rear, laminate flooring.

#### HOME OFFICE/STUDIO

114' 7" x 6' 7" (34.92m x 2.01m) Double glazed bay window to front aspect, double glazed window to side aspect, laminate flooring, radiator.

#### UTILITY/LAUNDRY

Space and plumbing for washing machine and tumble dryer, tiled walls, laminate flooring.

### CLOAKROOM

Comprising low level WC and wall mounted wash hand basin. Obscure double glazed window to rear aspect, tiled walls, laminate flooring.

### FIRST FLOOR

#### LANDING

Double glazed window to side aspect, loft access with the vendors have advised us is part boarded, fitted carpet.

#### BEDROOM ONE

15' 6" x 11' 9" (4.72m x 3.58m) Double glazed bay window to front aspect, fitted carpet, radiator.

#### BEDROOM TWO

11' 0" x 11' 1" (3.35m x 3.38m) Double glazed window to rear aspect, fitted carpet, radiator.

#### BEDROOM THREE

9' 3" x 8' 1" (2.82m x 2.46m) Double glazed window to front aspect, fitted carpet, radiator.

### BATHROOM

8' 0" x 7' 4" (2.44m x 2.24m) Suite comprising low level WC, pedestal wash hand basin, corner bath with mixer taps and shower attachment and separate shower cubicle with mains shower. Obscure double glazed window to rear aspect, fully tiled walls, tiled flooring, extractor fan, wall mounted heated towel rail.

### EXTERIOR

#### TO THE FRONT

Block paved driveway providing ample off street parking.

#### TO THE REAR

Paved patio area with feature pathway leading to raised patio area, two sheds with electric, remainder laid to lawn with shrub borders. Outside tap and light.



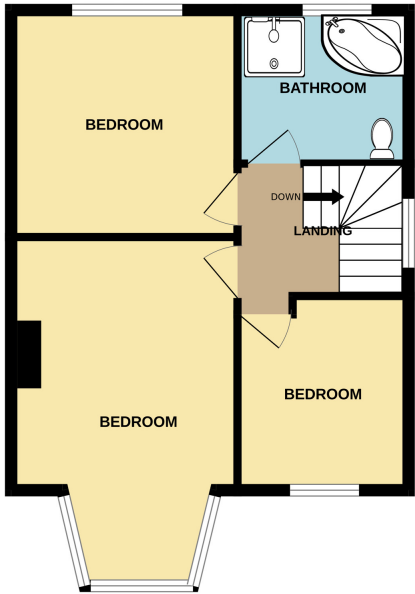
FLOORPLAN & EPC



GROUND FLOOR

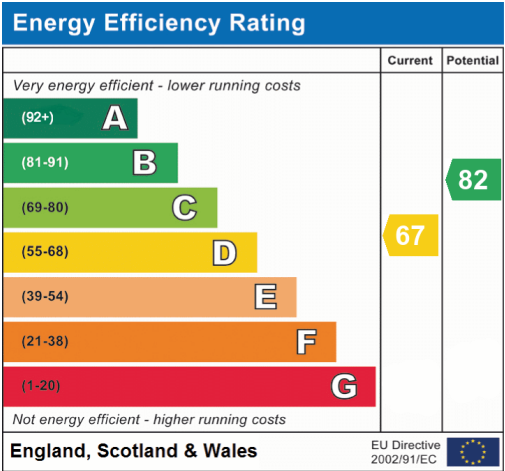


1ST FLOOR



SELDON CLOSE

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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