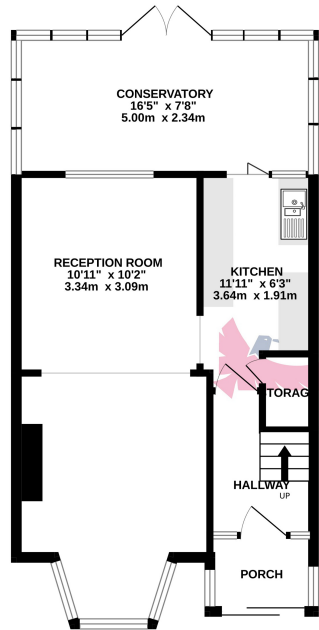
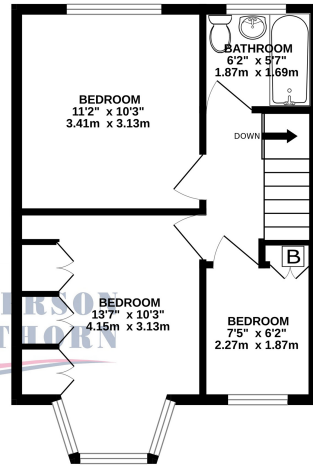


GROUND FLOOR
504 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 875 sq.ft. (81.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 fixtures, 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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Eastbrook Drive, Romford

£400,000

- THREE BEDROOM END OF TERRACE HOUSE
- NO ONWARD CHAIN
- CONSERVATORY
- DETACHED GARAGE
- LARGE FRONT GARDEN WITH POTENTIAL FOR OFF STREET PARKING
- POTENTIAL TO EXTEND (LIKE NEIGHBOURS) SUBJECT TO PLANNING CONSENTS
- EASY ACCESS TO ELM PARK & ROMFORD STATIONS
- CLOSE TO SHOPS, AMENITIES & SCHOOLS



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GROUND FLOOR

Front Entrance

Via uPVC framed sliding double glazed door opening into porch, double glazed windows to both sides, hardwood framed door opening into:

Hallway

Radiator, laminate flooring, stairs to first floor.

Reception Room

7.6m (Into bay) x 3.25m (24' 11" x 10' 8") > 3.07m (10' 1") Double glazed bay windows to front, two radiators, double glazed windows to rear, fitted carpet.

Kitchen

3.65m x 1.9m (12' 0" x 6' 3") Window to rear, a range of matching wall and base units, laminate work surfaces, one and a half bowl sink and drainer with mixer tap, mostly tiled walls, laminate flooring.

Conservatory

5.0m x 2.34m (16' 5" x 7' 8") Double glazed windows throughout, corrugated plastic roof, uPVC framed double doors to rear opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling, double glazed window to side, fitted carpet.

Bedroom One

4.21m (Into bay) x 3.13m (13' 10" x 10' 3") Into fitted wardrobes, double glazed bay windows to front, radiator, fitted wardrobes, fitted carpet.

Bedroom Two

3.12m x 3.4m (10' 3" x 11' 2") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

2.23m x 1.87m (7' 4" x 6' 2") Double glazed windows to front, radiator, built-in storage cupboard housing boiler, fitted carpet.

Bathroom

1.86m x 1.69m (6' 1" x 5' 7") Obscure double glazed windows to rear, mobility bath and shower, low-level flush WC, hand wash basin, radiator, part tiled walls, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 70' Immediate patio, remainder laid to lawn, detached garage to rear, timber shed to rear, access to front via timber gate.

Front Exterior

Laid to lawn front garden with hard standing path, bush and plant borders, shared driveway to side leading to rear.