



Gooshays Gardens, Romford

offers in the region of £500,000 Freehold

Semi Detached • Attached Garage/Currently Used As 4th Bedroom • CHAIN FREE • 1st Floor Bathroom & En Suite Shower Room • Ground Floor Cloakroom • Modern Kitchen • Lounge/Diner • Conservatory • 2 Off Street Parking Spaces • Easy Access To Harold Wood Station



"Modern 3-bed Semi-Detached House with versatile layout. Garage converted to 4th Bedroom. 1st Floor Bath, En Suite. Cloakroom, Modern Kitchen, Lounge/Diner, Conservatory. 2 Off-Street Parking. Near Harold Wood Station. Potential for improvements. (Untested on inspection). Ideal for professionals & families seeking a stylish, convenient home."

Council Tax band: D

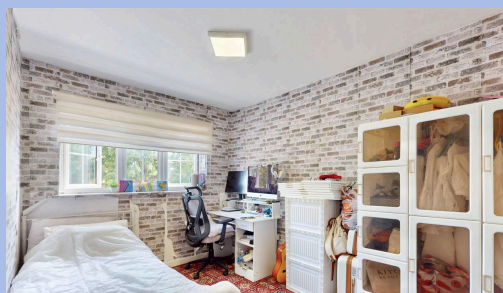
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



- Semi Detached
- Attached Garage/Currently Used As 4th Bedroom
- CHAIN FREE
- 1st Floor Bathroom & En Suite Shower Room
- Ground Floor Cloakroom
- Modern Kitchen
- Lounge/Diner
- Conservatory
- 2 Off Street Parking Spaces
- Easy Access To Harold Wood Station



Hall

Double glazed composite door, built in cupboard, fitted carpet, doors to cloakroom, radiator, flat plastered ceiling and walls, stairs to 1st floor, doors to

Kitchen

10' 8" x 8' 6" (3.25m x 2.59m)

Eye and base level units, granite work tops, space and plumbing for washing machine, oven and gas hob, fridge freezer, flat plastered ceiling and walls, ceramic tiled floor, double glazed window to front aspect, double doors to lounge and door to hall.

Cloakroom

Low level w/c, wash basin, radiator, ceramic tiled walls and floor, flat plastered ceiling, extractor fan.

Lounge/Dner

16' 6" x 15' 6" (5.04m x 4.72m)

narrowing to 3.649m. Fitted carpet, radiator, flat plastered ceiling and walls, built in cupboard, double glazed window and double doors to conservatory.

Conservatory

15' 5" x 9' 1" (4.70m x 2.76m)

Laminate floor, electric radiator, double glazed windows and door to garden, door to garage.

Garage/Bedroom 4

13' 11" x 8' 11" (4.24m x 2.71m)

with 1st measurement to fitted wardrobes. Laminate floor, flat plastered ceiling and walls, fitted wardrobes, front of garage remains behind wardrobes with up and over door.

Landing

Fitted carpet, loft access, double glazed window to side aspect, built in cupboard, doors to

Bedroom 1

11' 7" x 9' 11" (3.52m x 3.02m)

Fitted carpet, flat plastered walls, fitted wardrobes, door to En Suite shower room, double glazed window to rear aspect.

En Suite

3 piece suite comprising low level w/c, wash basin, shower cubicle with built in shower, ceramic tiled walls and floor, radiator, flat plastered ceiling, extractor fan.

Bedroom 2

11' 3" x 8' 1" (3.44m x 2.46m)

Fitted carpet, flat plastered ceiling, radiator, double glazed window to front aspect.

Bedroom 3

7' 4" x 7' 1" (2.23m x 2.16m)

with 1st measurement plus cupboard recess. Fitted carpet, radiator, flat plastered ceiling, double glazed window to front aspect, built in cupboard.

Bathroom

8' 2" x 7' 8" (2.50m x 2.34m)

at maximum points. 3 piece suite comprising low level w/c, wash basin, panel enclosed bath with mixer tap/shower attachment, ceramic tiled walls and floor, radiator, flat plastered ceiling, extractor fan.

