



## Colne Drive, Romford

offers in excess of £325,000 Freehold

CHAIN FREE • Newly Decorated • Modern Kitchen • Modern 1st Floor Shower Room • Excellent Condition Throughout • Well Maintained Rear Garden • Double Glazing • Gas Central Heating • Through Lounge/Diner •  
NON STANDARD CONSTRUCTION SO MORTGAGE RESTRICTIONS MAY APPLY



Chain free, newly decorated 3-bed semi with spacious lounge, modern kitchen, shower room, double glazing, gas heating, and easy access to schools and transport. Non-standard construction.

Council Tax band: C

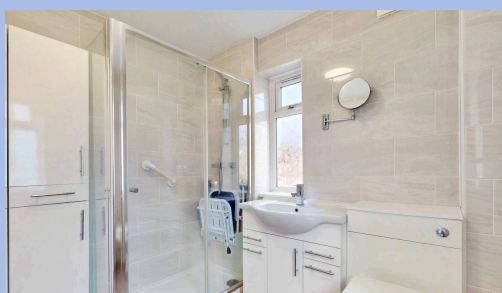
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G



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- › Newly Decorated
- › Modern Kitchen
- › Modern 1st Floor Shower Room
- › Excellent Condition Throughout
- › Well Maintained Rear Garden
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**Hallway**

Via double glazed door, radiator, laminate flooring, stairs to 1st floor, doors to lounge/diner and kitchen.

**Lounge/Diner**

23' 1" x 13' 4" (7.03m x 4.06m)

narrowing to 3.41 m. Laminate flooring, flat plastered ceiling and walls, 2 radiators, 2 double glazed windows to front and rear aspects.

**Kitchen**

11' 5" x 8' 1" (3.47m x 2.47m)

Eye and base level units, granite effect work tops, space and plumbing for washing machine & dish washer, integrated electric oven and gas hob, ceramic tiled splash backs and floor, 1 1/2 bowl sink with mixer tap, flat plastered ceiling, double glazed window and door to garden.

**1st Floor Landing**

Fitted carpet, flat plastered ceiling, built in cupboard, double glazed window to side aspect, doors to bedrooms and shower room.

**Bedroom 1**

11' 0" x 10' 10" (3.35m x 3.31m)

Fitted carpet, flat plastered walls, radiator, built in cupboard, double glazed window to front aspect.

**Bedroom 2**

11' 7" x 9' 9" (3.54m x 2.97m)

with 1st measurement plus door recess and 2nd measurement into cupboard recess. Fitted carpet, built in cupboard, radiator, flat plastered walls, double glazed window to rear aspect.

**Bedroom 3**

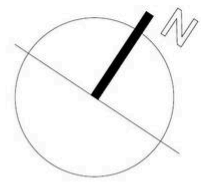
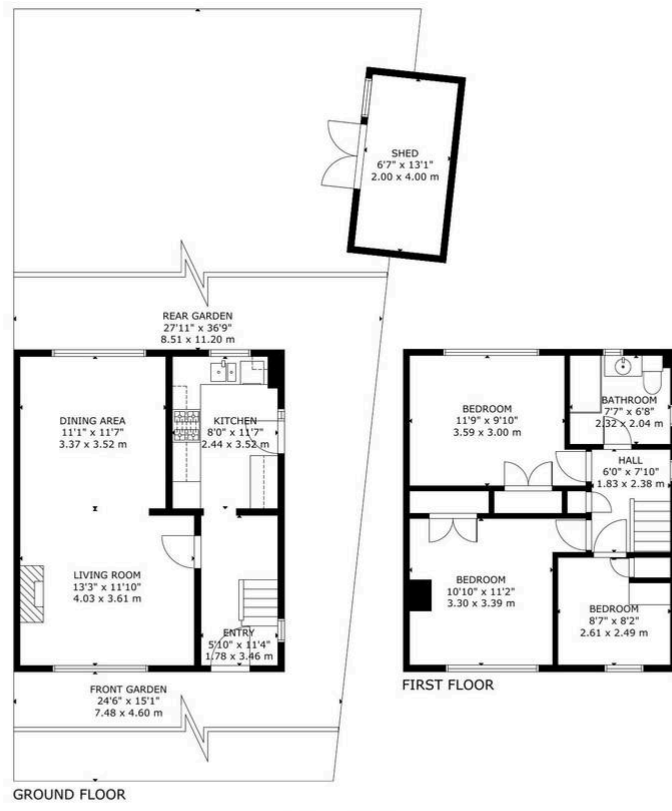
8' 0" x 8' 4" (2.45m x 2.54m)

at maximum points. Fitted carpet, flat plastered walls, built in cupboard, radiator, double glazed window to front aspect.

**Shower Room**

7' 6" x 6' 8" (2.29m x 2.02m)

Modern shower room with walk in shower cubicle and built in shower, wash hand basin with vanity unit, low level w/c, vinyl floor, ceramic tiled walls, heated towel rail, 2 double glazed windows to side and rear aspects.



GROSS INTERNAL AREA  
 TOTAL: 85 m<sup>2</sup>/921 sq ft  
 GROUND FLOOR: 42 m<sup>2</sup>/457 sq ft, FIRST FLOOR: 43 m<sup>2</sup>/464 sq ft  
 EXCLUDED AREAS: SHED: 8 m<sup>2</sup>/86 sq ft, FRONT GARDEN: 34 m<sup>2</sup>/367 sq ft, REAR GARDEN: 110 m<sup>2</sup>/1,185 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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