



Heather Gardens, Romford

offers in excess of £585,000 Freehold

Master Bedroom & En Suite To 1st Floor Loft Conversion • Extended To Rear • Off Street Parking For At Least 3 Cars Plus Side Access Driveway Leading To Garage At Rear Giving Further Parking • Through Lounge & Conservatory • Double Glazing & Gas Central Heating • Kitchen/Diner • Family Bathroom • Secluded 71 Foot South/East Facing Rear Garden With Garage, Workshop & Shed • Fantastic Potential For Further Extension & Improvement STPP



Extended 3 bed semi detached bungalow with through lounge, conservatory, master bedroom with en suite in loft conversion, garage, parking, workshop. Great Potential to improve & extend (STPP).

Council Tax band: E

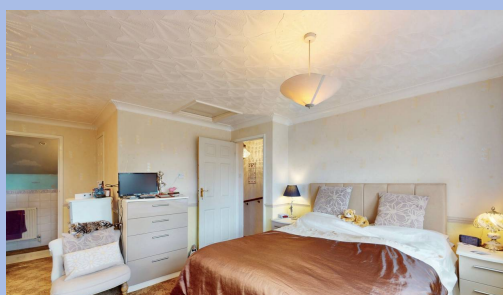
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G



- Master Bedroom & En Suite To 1st Floor Loft Conversion
- Extended To Rear
- Off Street Parking For At Least 3 Cars Plus Side Access Driveway Leading To Garage At Rear Giving Further Parking
- Through Lounge & Conservatory
- Double Glazing & Gas Central Heating
- Kitchen/Diner
- Family Bathroom
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Porch

Entrance via double glazed aluminium double doors with further glazed door to hallway

Hall

Fitted carpet, radiator, stairs to 1st floor.

Bed 3/2nd Living Room

13' 9" x 12' 11" (4.20m x 3.94m)

with 1st measurement into bay window. Currently used as a 2nd living room, fitted carpet, radiator, double glazed bay window to front aspect.

Bedroom 2

14' 2" x 11' 5" (4.33m x 3.48m)

with 1st measurement narrowing to 3.30 m. Fitted carpet, fitted wardrobes, radiator, under stairs cupboard, double glazed window to front aspect.

Bathroom

8' 10" x 6' 6" (2.68m x 1.97m)

4 piece suite comprising low level w/c, wash basin, panel enclosed bath plus a separate shower cubicle. Ceramic tiled walls, fitted carpet, radiator, double glazed window to side aspect.

Kitchen/Diner

17' 0" x 13' 0" (5.17m x 3.95m)

Kitchen area has fitted eye and base level units with marble effect work tops, space and plumbing for washing machine, electric oven and hob, 1 and a half bowl sink with mixer tap, ceramic tiled floor. Dining area has fitted carpet and space for fridge freezer, wall mounted gas boiler in fitted cupboard. 2 radiators, double doors to living room, 2 double glazed windows to side and rear aspect, double glazed door to garden.

Living Room

22' 7" x 12' 1" (6.89m x 3.68m)

narrowing to 3.08 m. Fitted carpet, radiator, fire place, sliding double glazed doors to conservatory.

Conservatory

9' 9" x 7' 9" (2.96m x 2.37m)

Fitted carpet, double glazed windows and double doors to garden.

1st Floor Landing

Fitted carpet, door to bedroom 1.

Bedroom 1

16' 11" x 15' 1" (5.15m x 4.59m)

at maximum points. Fitted carpet, radiator, fitted wardrobes, built in storage cupboards, doors to w/c and shower room, double glazed window to rear aspect.

Shower Room

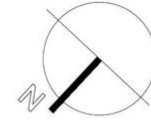
8' 11" x 4' 5" (2.72m x 1.35m)

Shower cubicle, radiator, uPVC clad walls and ceiling, fitted carpet, door to storage area.

WC

8' 10" x 3' 5" (2.69m x 1.03m)

with restricted head room. Low level w/c, wash basin, radiator, ceramic tiled splash backs, fitted carpet.



GROSS INTERNAL AREA
 TOTAL: 152 m²/1,637 sq.ft
 GROUND FLOOR: 102 m²/1,097 sq.ft, FIRST FLOOR: 50 m²/540 sq.ft
 EXCLUDED AREAS: GARAGE: 14 m²/151 sq.ft, FRONT GARDEN: 61 m²/652 sq.ft
 REAR GARDEN: 251 m²/2,701 sq.ft, SHED: 10 m²/102 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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