



Collier Row Lane

Collier Row, Romford, RM5 3JB

Offers in the Region Of
£500,000

Freehold

- DETACHED FAMILY HOME
- THREE SEPARATE RECEPTION ROOMS
- THREE GOOD SIZE BEDROOMS
- DETACHED GARAGE
- 165' REAR GARDEN
- EPC - D



For more information or an appointment to view

01708 748956 or **info@accordhomes.co.uk**

Ideally located within a short walk to Collier Row town centre in addition to being within easy access of transport links to Romford mainline station and town centre is this delightful detached family home. The generous accommodation includes a cosy lounge, open plan dining area, fitted kitchen and separate sitting room to the ground floor along with three good size bedrooms and family bathroom to the first. Being detached the property offers excellent potential to extend further (STSP) and with a beautiful 165' rear garden there's plenty of room to enjoy the outside space. In addition, the property provides a detached garage along with ample off street parking. Viewing is highly recommended to fully appreciate the many fine features this property offers.

Entrance Hall

Part opaque glazed entrance door, stairs rising to first floor, textured ceiling, radiator, fitted carpet.

Lounge 14' 11" x 14' 7" (4.54m x 4.44m)

Double glazed Georgian style bow window to front, further Georgian style double glazed window to side, feature wooden fire surround with tiled insert and hearth and gas coal effect fire, beamed ceiling, radiator, fitted carpet, secondary door to kitchen.

Dining Area 10' 8" x 8' 8" (3.25m x 2.64m)

Open plan dining area with large radiator, coved cornice to ceiling, parquet style flooring.

Kitchen 10' 2" x 10' 8" (3.10m x 3.25m)

Two double glazed windows to side, a comprehensive range of wall and base level units incorporating drawer stack units, open ended display cabinets and a peninsular bar unit all with ample roll edged work top surfaces, inset stainless steel double drainer sink unit with mixer tap, integrated ceramic hob with extractor over and oven under, recess and plumbing for washing machine, further recess for fridge freezer, radiator, tiled splashback, tiled flooring, access top inner lobby with built in cupboard housing boiler and further storage area.

Sitting Room 18' 9" x 11' 6" (5.71m x 3.50m)

Two double glazed Georgian style bow windows to rear enjoying views over the extensive garden, further double glazed door to garden, coved cornice to ceiling, radiator, parquet style flooring.

Sitting Room 18' 9" x 11' 6" (5.71m x 3.50m)

Two double glazed Georgian style bow windows to rear and further double glazed door to rear, coved cornice to ceiling, double radiator, parquet style flooring.

First Floor Landing

Double glazed Georgian style window to side, turned balustrade, textured ceiling, fitted carpet.

Bedroom One 12' 9" x 11' 6" (3.88m x 3.50m)

Double glazed window to rear, radiator, textured ceiling, built in storage cupboard, fitted carpet.

Bedroom Two 11' 9" x 9' 10" (3.58m x 2.99m)

Double glazed Georgian style window to front, radiator, papered ceiling vinyl floor covering.

Bedroom Three 13' 3" x 6' 6" (4.04m x 1.98m)

Double glazed Georgian style window to front, papered ceiling, radiator, built in storage cupboard, fitted carpet.

Family Bathroom 8' 3" x 6' 6" (2.51m x 1.98m)

Opaque double glazed window to rear, white suite comprising of panelled bath with mixer tap and shower attachment and glazed shower screen, vanity wash hand basin with storage under and low level WC, part tiled walls with inset border design, radiator with heated towel rail, built in airing cupboard housing wall mounted boiler, vinyl floor covering.





Rear Garden

A delightful rear garden measuring approximately 165' in length, commencing with an immediate paved patio providing an ideal private seating area, the remainder is laid predominantly to lawn with an abundance of mature shrubs and trees, personal side access.

Detached Garage 22' 3" x 8' 10" (6.79m x 2.68m)

Approached via an independent driveway, up and over door, two windows to side, personal door to garden, power and lighting supplied.

Frontage

Attractively block paved to provide ample off street parking.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.