



Jutsums Lane

Romford RM7 9HJ

Offers in the Region Of
£425,000

Freehold

- SEMI DETACHED HOUSE
- EXTENDED KITCHEN/BREAKFAST ROOM
- THROUGH LOUNGE
- THREE BEDROOMS
- GAS CENTRAL HEATING & DOUBLE GLAZED
- NO ONWARD CHAIN
- EPC - C



For more information or an appointment to view

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

MAKE YOUR OWN MARK ON THIS GOOD SIZED THREE BEDROOM SEMI DETACHED HOUSE IN ROMFORD OFFERED WITH NO ONWARD CHAIN. The property offers spacious accommodation throughout with two reception areas and kitchen/breakfast room to the ground floor continuing onto the first floor where you will find three bedrooms and family bathroom with separate WC. Externally the property includes gardens to both front and rear with side pedestrian access and vehicular access via rear right of way.

Entrance Porch

Leading to part glazed hard wood entrance door with side lights into :-

Entrance Hall

Stairs rising to first floor with under stairs storage cupboard, fitted carpet

Lounge Area 11' 11" x 10' 5" (3.63m x 3.18m)

Double glazed window to front, coving to ceiling, feature fire place with electric fire, fitted carpet

Dining Area 12' 7" x 10' 7" (3.84m x 3.23m)

Glazed sliding doors to rear, coving to ceiling, feature fire place with electric fire, fitted carpet

Kitchen/Breakfast Room 16' 6" *narrowing to 7'1" x 17' 1" narrowing to 7'(5.03m x 5.21m)*

Two double glazed window to flank, further double glazed door and two double glazed windows to rear, range of wall and base level units with rolled edge working surfaces over, single bowl stainless steel sink drainer unit, gas hob with extractor over and oven under, plumbing for washing machine, space for fridge/freezer, part tiled walls, wall mounted multipoint water heater.

First Floor Landing

Double glazed window to flank, access to loft, fitted carpet

Bedroom One 12' 5" x 10' 9" (3.78m x 3.28m)

Double glazed window to rear, fitted carpet

Bedroom Two 10' 9" x 10' 7" (3.28m x 3.23m)

Double glazed window to front, fitted carpet

Bedroom Three 7' 7" x 6' 10" (2.31m x 2.08m)

Double glazed window to front, fitted carpet

Bathroom

Opaque double glazed window to rear, suite comprising of panelled bath with mixer tap and shower attachment and pedestal wash hand basin, fully tiled walls, chrome heated towel rail, vinyl floor covering.

Separate WC

Low level WC, vinyl floor covering.

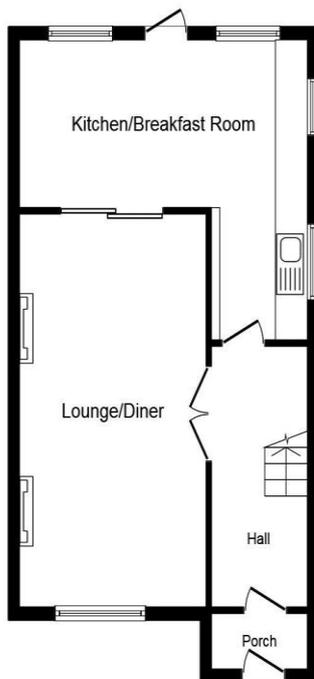
Rear Garden

Measuring approximately 36' in length commencing with immediate paved patio area leading to central pathway which leads to secondary hard standing with timber shed, further lawn area. Pedestrian access to the side and vehicular access to the rear is also provided.

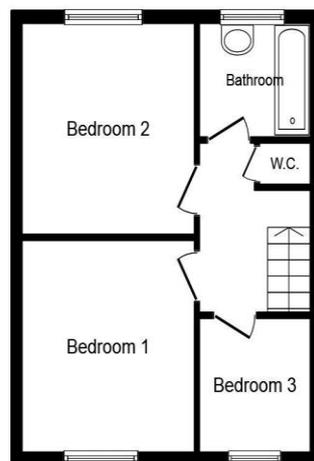
Front Garden

Paved pathway with lawn area, shrub border to one side





Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		69
(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	

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

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.