



Junction Road

Romford, RM1 3QS

Offers in Excess of
£895,000

Freehold

- A MAGNIFICENT LINKED DETACHED VICTORIAN HOUSE
- TWO FORMAL RECEPTIONS
- STUNNING KITCHEN
- SEPARATE BREAKFAST AREA
- CONSERVATORY
- SIX BEDROOMS
- THREE BATHROOMS
- BEAUTIFULLY MAINTAINED REAR GARDEN
- TOWN CENTRE LOCATION
- EPC - E



For more information or an appointment to view
01708 748956 or **info@accordhomes.co.uk**

Quite possibly one of the best Victorian homes you will find in Romford. Situated within the heart of Romford town centre with its array of commercial amenities and mainline station being just a short stroll is this imposing 'Victorian' linked detached home. The property has been maintained and sympathetically modernised by the current owner who has retained an abundance of original features to present a truly magnificent family home. Having been vastly extended, the impressive accommodation is presented over three floors. To the ground floor is a spacious reception hall with guest cloakroom, a formal lounge, separate dining room that opens to a magnificent conservatory and stunning kitchen with separate breakfast area. Proceeding to the first floor you will find three bedrooms, one of which enjoys an en-suite shower room along with a walk-in storeroom and a beautiful period family bathroom. Finally, to the second floor are three further double bedrooms and an additional shower room. Externally, the quality of this property continues with a beautifully presented and easily manageable rear garden that has been designed with dual patio areas so to enjoy both morning and evening sunshine along with ample off street parking to the front. A full internal inspection is essential to be able to appreciate not only the spaciousness but also the absolute quality of this stunning family home.

Recessed Entrance Porch

A prominent recessed entrance porch as would be expected of a grand Victorian house with decorative tiled flooring, a traditional part glazed, etched entrance door with matching dual side lights giving access to:

Reception Hall

A grand reception hall with an immediate 'Victorian' cast fireplace with detailed tiled inserts and matching hearth, stairs rising to first floor with an attractive turned balustrade with dark wood newel and handrail and small storage space below, feature decorative plaster cornice to ceiling, picture rail, a beautiful period free standing radiator, solid wood flooring.

Ground Floor Cloakroom

Opaque double glazed window to side, a white traditional styled suite comprising of low level WC and wall mounted wash hand basin, range of built in storage cupboards with one housing boiler, heated towel rail, dado rail with attractive panelling below, coved cornice to ceiling, solid wood flooring.

Formal Lounge 13' 11" x 13' 10" (4.24m x 4.22m)

Double glazed six light bay window to front, a truly magnificent period polished wooden fireplace with intricate mirrored upper and cast black 'Victorian' insert and granite hearth and integrated storage and shelving to both recesses, stunning decorative cornices to ceiling along with detailing and central ceiling rose, picture rail, radiator, fitted carpet.





Dining Room 17' 1" x 11' 9" (5.20m x 3.59m)

Multi pane double doors to rear, feature marble fire place with original 'Victorian' insert and marble hearth, stunning decorative cornices to ceiling along with detailing and two central ceiling roses, picture rail, radiator, solid wood flooring.

Kitchen 17' 3" x 9' 11" (5.27m x 3.03m)

Two double glazed sash style windows to side, a comprehensive range of solid oak handmade wall and base level units incorporating drawer stack units, larder style units and glazed display cabinets, ample granite work top surfaces with matching upstands, inset 'Butler' style sink with mixer tap, recess for range style cooker with extractor hood over, integrated dishwasher, housing for American style fridge freezer, granite topped breakfast bar, 'Amtico' style flooring, decorative coved cornice to ceiling with inset spot lighting, radiator, open plan to:

Breakfast Room 13' 0" x 9' 7" (3.96m x 2.91m)

Double glazed windows to both side and rear along with a double glazed skylight flooding this area with natural light, range of solid oak handmade cabinets matching the kitchen units with granite worktop surfaces over, inset ceiling spot lighting, radiator, 'Amtico' style flooring, part glazed door to:

Conservatory 17' 3" x 9' 10" (5.25m x 3.00m)

Double glazed double doors to rear with further double glazed windows to rear and side and an impressive double glazed faulted roof, radiator, solid wood flooring.

First Floor Landing

A feature double glazed lead light and stained window to side on half landing, stairs rising to second floor all with attractive turned balustrade including dark wood newel and handrails and fitted carpet with brass stair rods, ornate cornice to ceiling with central ceiling roses, large walk in storage room, fitted carpet.

Master Bedroom 14' 0" x 11' 11" (4.27m x 3.62m)

Double glazed six light bay window to front, a comprehensive range of fitted wardrobes to one wall, decorative cornice to ceiling with central ceiling rose, radiator, fitted carpet.

Bedroom Two 14' 4" x 11' 10" (4.38m x 3.61m)

Double glazed window to rear, quality range of fitted wardrobes to one wall, coved cornice to ceiling with central ceiling rose, radiator, fitted carpet, door to:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



En-Suite Shower Room 11' 8" x 2' 10" (3.56m x 0.86m)

Opaque double glazed window to side, half tiled walls with inset border design, quality white suite comprising of concealed cistern WC, vanity wash hand basin with monobloc mixer and storage under and open fronted tiled shower cubicle with thermostatically controlled shower, heated towel rail, coved cornice to ceiling, tiled flooring.

Bedroom Six/Study 8' 8" x 7' 10" (2.65m x 2.39m)

Double glazed window to front, quality range of fitted wardrobes to one wall, coved cornice to ceiling with central ceiling rose, radiator, fitted carpet.

Family Bathroom 12' 6" x 10' 0" (3.81m x 3.04m)

Opaque double glazed window to rear and further smaller opaque double glazed window to side, a stunning white period suite comprising of a free standing clawed foot bath with 'Victorian' style mixer tap and shower attachment, a console stand wash hand basin, low level WC and enclosed shower cubicle, two period radiators/heated towel rails, half tiled walls with inset border design, decorative coved cornice to ceiling with inset spot lighting, tiled flooring.

Second Floor Landing

Double glazed lead light and stained window to side, attractive turned balustrade with dark wood newel and handrail, coved cornice, fitted carpet.



Bedroom Three 20' 4" x 10' 9" (6.21m x 3.28m)

Two double glazed windows to rear, coved cornice to ceiling, two radiators, fitted carpet.

Bedroom Four 11' 7" x 10' 6" (3.52m x 3.19m)

Dual double glazed 'Velux' style windows to front with a further small opaque double glazed window to side, coved cornice to ceiling, radiator, fitted carpet.

Bedroom Five 18' 3" x 6' 11" (5.55m x 2.12m)

A beautiful feature double glazed lead light stained glass apex window to front, two further double glazed 'Velux' style windows to either side, radiator, fitted carpet.

Shower Room 7' 0" x 5' 9" (2.14m x 1.74m)

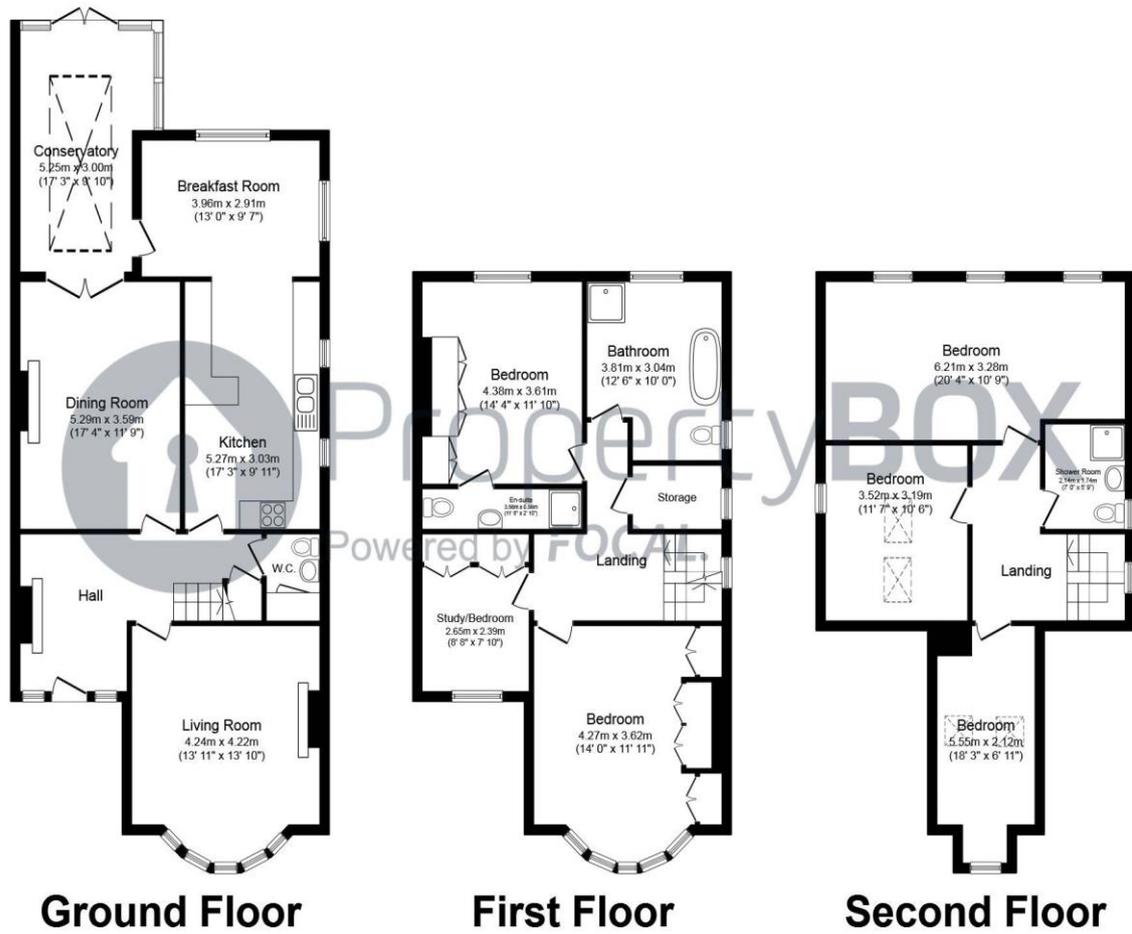
Opaque double glazed window to side, a modern suite comprising of a vanity wash hand basin and concealed cistern WC set within vanity unit with storage under and a glazed walk-in shower unit with thermostatically controlled shower with overhead shower and handheld unit, fully tiled walls with an attractive mosaic insert, chrome heated towel rail, tiled flooring.

Rear Garden

A beautifully presented and easily maintainable rear garden measuring approximately 50' in length, commencing with an immediate paved patio area with the remainder predominantly laid to artificial lawn with flower and shrub beds, located to the rear is an additional paved patio area along with a contrasting composite decked area providing an excellent late afternoon and evening sun trap for al fresco dining or seating, timber built summer house to remain, personal side access.

Frontage

Attractively paved in cobble stone paving to provide off street parking, a personal path with original 'Victorian' tiling, flower and shrub border.



Total floor area 230.0 sq. m. (2,476 sq. ft.) approx

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

