



The Elkins

Marshalls Park, Romford, RM1 4HT

Guide Price £675,000

Freehold

- DETACHED FAMILY HOME
- QUIET CUL DE SAC POSITION
- LOUNGE: 20' 8" x 12' 11"
- KITCHEN/DINER: 20' 2" x 10' 2"
- GROUND FLOOR CLOAKROOM
- FOUR DOUBLE BEDROOMS
- FAMILY BATHROOM
- LARGER THAN AVERAGE DETACHED GARAGE
- EPC - E



For more information or an appointment to view

01708 748956 or info@accordhomes.co.uk

* * * GUIDE PRICE: £675,000 to £700,000 * * *

Tucked away at the end of this delightful cul de sac turning and enjoying the enviable position of overlooking school playing fields is this elegant and extremely well presented detached family home. The deceptively spacious accommodation comprises a fine lounge with French doors opening to garden, a cloakroom and an impressive kitchen diner to the ground floor along with four double bedrooms and a beautiful family bathroom to the first. Externally, the features continue with a delightful private rear garden with an additional side patio and a larger than average detached garage in addition to off street parking. Viewing is highly recommended to fully appreciate this excellent detached family home.

Entrance Hall

Part opaque double glazed and lead light entrance door, stairs rising to first floor with attractive turned balustrade with dark wood hand rail and storage cupboard under, coved cornice to ceiling, double radiator, parquet flooring.

Ground Floor Cloakroom

Opaque double glazed and lead light window to side, white suite comprising of low level WC and wall mounted wash hand basin, fully tiled walls with inset border design, double radiator, parquet flooring.

Lounge 20' 8" x 12' 11" (6.29m x 3.93m)

Double glazed Georgian style double doors with matching full height side lights to rear, further double glazed Georgian style window to side with colonial style shutters, feature marble effect fire surround and hearth with Victorian style insert and gas coal effect fire, decorative coved cornice to ceiling, dado rail, two double radiators, parquet flooring.

Kitchen/Diner 20' 2" x 10' 2" (6.15m x 3.09m)

Double glazed Georgian style bow window to front along with two further Georgian style double glazed windows to both front and side all with colonial style shutters, Georgian style opaque double glazed door to side, a comprehensive range of drawer line wall and base level units including glazed and open display cabinets, ample solid wood work top surfaces with inset single bowl sink unit and mixer tap, integrated four ring gas hob with extractor hood over and oven under, integrated dishwasher, tiled splashback, recess and plumbing for washing machine in addition to space for fridge freezer, double radiator, inset ceiling spot lighting, tiled flooring.

First Floor Landing

Double glazed Georgian style window to side with fitted colonial style shutter, attractive turned balustrade with dark wood hand rail, fitted carpet.

Bedroom One 13' 0" x 9' 1" + fitted wardrobes (3.96m x 2.78m)

Double glazed Georgian style window to rear, quality range of fitted wardrobes to one wall, radiator, coved cornice to ceiling, fitted carpet.

Bedroom Two 9' 2" x 10' 2" + door recess (2.79m x 3.09m)

Double glazed Georgian style window to rear, double radiator, coved cornice to ceiling, fitted carpet.

Bedroom Three 10' 8" x 10' 5" (3.25m x 3.18m)

Double glazed Georgian style window to front, built in airing cupboard housing wall mounted boiler and lagged hot water tank, double radiator, fitted carpet.

Bedroom Four 9' 6" x 9' 5" (2.90m x 2.88m)

Double glazed Georgian style windows to both side and front, double radiator, coved cornice to ceiling, laminate floor covering.

Family Bathroom 9' 7" x 5' 4" (2.91m x 1.63m)

Opaque double glazed Georgian style window to side, a quality white suite comprising of panelled bath with mixer tap and shower attachment, vanity wash hand basin with mixer tap and storage under, concealed cistern WC and glazed enclosed shower cubicle, fully tiled walls, chrome heated towel rail, inset ceiling spot lighting, tiled flooring.





Rear Garden

An extremely private and well screened rear garden commencing with an immediate paved patio area with a dwarf retaining wall, the remainder is laid to lawn with well stocked ever green borders, personal side access to both sides. A further patio area is located to one side that leads to personal side access top front.

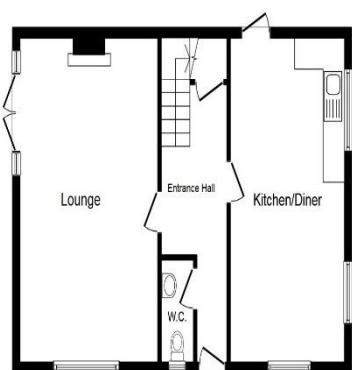
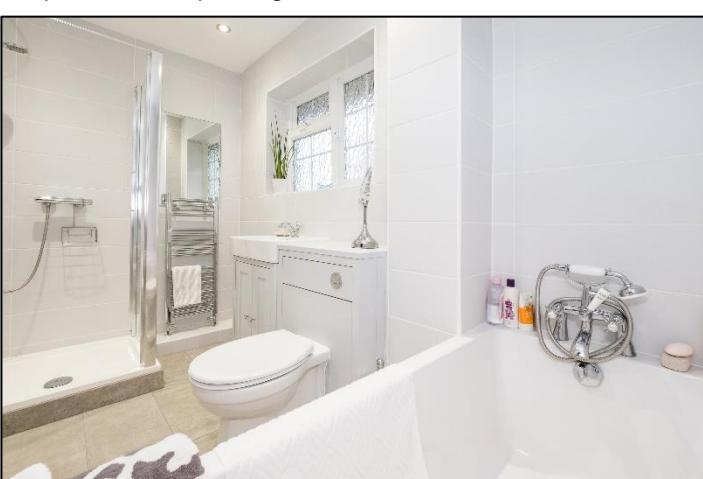
Detached Garage 17' 8" x 13' 9" (5.38m x 4.2m)

A larger than average detached garage located to the front of the property and is accessed via an independent drive, up and over door, power and lighting supplied, opaque double glazed Georgian style window to side along with personal side door.

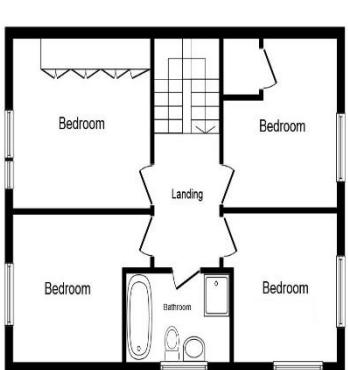


Frontage

The frontage is predominantly block paved and provides ample off street parking, an additional small lawn area.



Ground Floor



First Floor

Total floor area 114.0 sq. m. (1,227 sq. ft.) approx

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	7.8	
(55-68)	D		
(39-54)	E	48	
(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.