



Birkbeck Road

Rush Green, Romford, RM7 0QR

Offers in the Region Of
£400,000

Freehold

- A RECENTLY CONSTRUCTED MEWS STYLE PROPERTY
- QUALITY FITTED & EQUIPPED KITCHEN
- LOUNGE/DINER
- GROUND FLOOR CLOAKROOM
- TWO DOUBLE BEDROOMS
- FOUR PIECE BATHROOM
- NEW HOME WARRANTY
- EPC - C



For more information or an appointment to view

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

A RECENTLY CONSTRUCTED MODERN MEWS HOUSE WITHIN THE HEART OF RUSH GREEN
 Ideally located within a short stroll of local amenities in addition to being within easy access of both Romford town centre and mainline station with its excellent commuter services to Stratford, for Canary Wharf and Liverpool Street Station is this recently constructed mews terrace house. Part of this select, small development of just three houses, this excellent property offers a spacious functional layout with a high specification, including fully fitted integrated kitchen with a range of appliances and the contemporary bathroom has been fitted with modern four piece suite. Externally the features continue with an easily maintainable south facing rear garden and private off street parking. Viewing is highly recommended to appreciate this ideal first time purchase or excellent addition to any landlord's portfolio.

Entrance Hall

A contemporary Walnut effect composite entrance door with full height opaque double glazed side light, stairs rising to first floor with attractive carved balustrade, coved cornice to ceiling, under floor heating.

Ground Floor Cloakroom 4' 9" x 3' 6" (1.45m x 1.07m)

Opaque double glazed window to side, a modern white suite comprising of a low level WC and vanity wash hand basin with mixer tap, storage below and granite splashback, coved cornice to ceiling, vinyl flooring with under floor heating.

Kitchen 11' 7" x 6' 1" (3.52m x 1.85m)

Double glazed window to front, a comprehensive range of white high gloss wall and base level units with ample quartz worktop surfaces and matching upstands, inset single bowl stainless steel sink unit and mixer tap, a range of integrated appliances including an ceramic hob with stainless steel extractor hood over, adjacent mid height oven and microwave, fridge freezer, washing machine and dishwasher, inset ceiling spot lighting, vinyl floor covering with under floor heating.

Lounge/Diner 16' 7" x 12' 2" (5.05m x 3.70m)

Double glazed full width bifold doors to rear, double width built in storage cupboard with a further built in understair storage cupboard, coved cornice to ceiling, vinyl floor covering with under floor heating.



First Floor Landing

Attractive carved balustrade, access to loft area, fitted carpet.

Bedroom One 12' 2" x 9' 4" (3.7m x 2.85m)

Two double glazed windows to front, coved cornice to ceiling, double radiator, fitted carpet.

Bedroom Two 8' 5" x 5' 7" (2.57m x 1.70m)

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

Four Piece Bathroom 8' 5" x 5' 7" (2.57m x 1.70m)

Opaque double glazed window to side, a modern four piece suite comprising of a panelled bath with mixer tap, vanity wash hand basin with mixer and storage below, concealed cistern WC and enclosed shower cubicle with both hand held and overhead shower heads, fully tiled walls with attractive inset mosaic tiled insets, chrome heated towel rail, inset ceiling spot lighting, tiled floor covering.

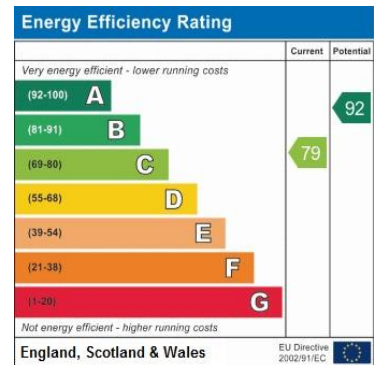
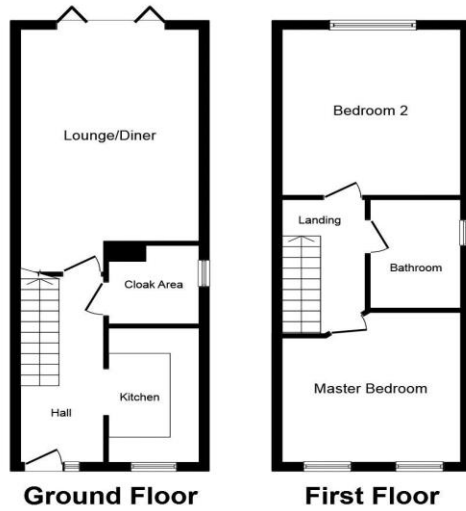
Rear Garden

A delightful and easily maintainable south facing rear garden that commences with an immediate full width paved patio area, the remainder is laid to artificial lawn with raised flower bed to rear, personal side access.

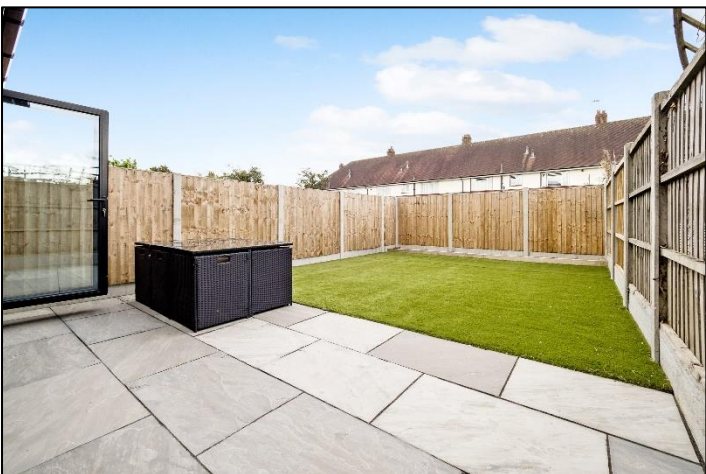
Frontage

Attractively block paved to provide off street parking.





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.