



61 Dorset Avenue  
Romford

*MEACOCK & JONES*



106 Hutton Road, Shenfield, Essex, CM15 8NB

Tel: 01277 218485

Email: [russell@meacockjones.co.uk](mailto:russell@meacockjones.co.uk)

Web: [www.meacockandjones.co.uk](http://www.meacockandjones.co.uk)

**MEACOCK & JONES**

A very appealing and most attractive 1930s built house located within easy reach of Romford mainline railway station with Elizabeth Line connection to London and shopping centres. The 120' rear garden will appeal to families and the house is situated within the St Peters, St. Edwards School and Marshalls Academy catchment areas. This spacious character property has potential to further extend on the second floor level, if additional accommodation should be required.

**Offers over £475,000**





From beneath a sheltered entrance a step rises to a wood panelled front door with obscure glazed inserts and obscure glazed panel to side. This opens to the:-

### ENTRANCE HALL

A white painted spindled balustraded staircase rises to the first floor level and below this a door opens to practical storage space. Feature engineered oak flooring runs throughout. Panelling to walls. Radiator. Picture rail. A door opens to the:-

### GROUND FLOOR SHOWER ROOM

The ground floor shower room comprises a tiled shower enclosure with wall mounted controls. Wall mounted wash hand basin. Close coupled WC. Continuation of engineered oak flooring. Partial tiling to walls with feature border. Extractor fan. Picture rail. This shower room would be useful for those wishing to create a bedroom on the ground floor level.

### LOUNGE 13'1 x 12'2 max (3.99m x 3.71m max)



A delightful bright and spacious reception room drawing light from a wide double glazed window to the front elevation. Radiator. Decorative ceiling rose and ornate coved cornice to ceiling. Dado rail. A central feature of this room is a Victorian style wrought iron fireplace with matching slate hearth.

Continuation of engineered oak flooring from the entrance hall.

### FAMILY ROOM 12' x 10' (3.66m x 3.05m)



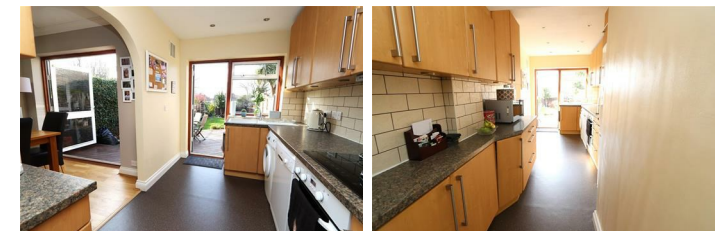
A good sized reception room. Decorative ceiling rose. Coved cornice to ceiling. Dado rail. Radiator. Continuation of engineered oak floor. This room is accessed from the sitting room through opaque glazed double doors and is open to the:-

### DINING ROOM 9' x 9' (2.74m x 2.74m)



An excellent later addition to this appealing family home. The dining room is conveniently situated adjacent to the kitchen and a pair of double glazed French doors open to the extensive westerly garden to the rear. Continuation of engineered oak flooring. Radiator. Additional light is drawn from a large double glazed Velux window to the rear elevation.

### KITCHEN 16'10 x 7'1 to 4'2 (5.13m x 2.16m to 1.27m)



The kitchen has been extended to provide a spacious area comprehensively fitted with a range of units that comprise base cupboards, drawers and matching wall cabinets with concealed down lighting along two walls. A rose marble effect worktop incorporates a single drainer sink unit with mixer tap and tiled splashbacks fitted above. Integrated appliances to

remain include an Indesit oven and grill with four ring cooker above and extractor unit over. Space for washing machine, dishwasher and freestanding fridge/freezer. Spotlights to ceiling. As previously mentioned, the kitchen is open to the dining area and a double glazed window provides attractive views of the extensive westerly garden to the rear. In addition a double glazed door leads to the rear garden decked area.

### FIRST FLOORING LANDING

Access to loft storage space. Doors open to:-

### BEDROOM ONE 12' x 10'4 (3.66m x 3.15m)



A well proportioned bedroom fitted with a large double glazed window overlooking the garden to the rear elevation. Radiator. Coved cornice to ceiling. Picture rail. Wood effect flooring. Running along an entire wall are a range of wardrobes that provide extensive hanging and shelving space with drawers fitted below. A cupboard conceals the Vaillant gas boiler that provides heating and hot water throughout the property.

### BEDROOM TWO 11' x 11' (3.35m x 3.35m)



A most pleasant square bedroom fitted with a wide double glazed window to the front elevation with radiator below. Coved cornice to ceiling. Dado rail. Picture rail. Wood effect flooring.

### BEDROOM THREE 7'1 x 6'9 (2.16m x 2.06m)

Large double glazed window overlooking the front of the property. Radiator. Coved cornice to ceiling.

### FAMILY BATHROOM



A good sized bathroom fitted with a panel enclosed

P-shaped shower bath with curved shower screen and wall mounted shower attachment with mixer taps. Pedestal wash hand basin with mixer tap. Close coupled WC. Heated towel rail. Two obscure double glazed windows to the rear elevation. Spotlights to ceiling. Extractor fan.

### OUTSIDE

#### REAR GARDEN



As previously mentioned, the rear garden is a particularly attractive feature. In fact the garden has a westerly elevation, so is in sunshine throughout virtually the entire day. The garden measures 120" in depth and to the rear of the property is an extensive decked area which makes an ideal setting for outside summer barbecues and garden parties. Outside lighting and tap. From the decking area steps descend to an extensive lawn area and a pathway winds down the garden. The garden has been planted with a varied assortment of mature shrubs, plants and trees, many of which are spring flowering and serve to provide a most attractive garden setting. An additional terrace draws the morning easterly sunshine and from here railway sleeper steps descend to a second garden area which commences with a terrace with the remainder laid to lawn. In this lower level of the garden there is one small shed and one large log cabin which is particularly substantial, both have been fitted with power and light.

#### FRONT GARDEN

Private driveway that provides off street parking for two vehicles with ease.



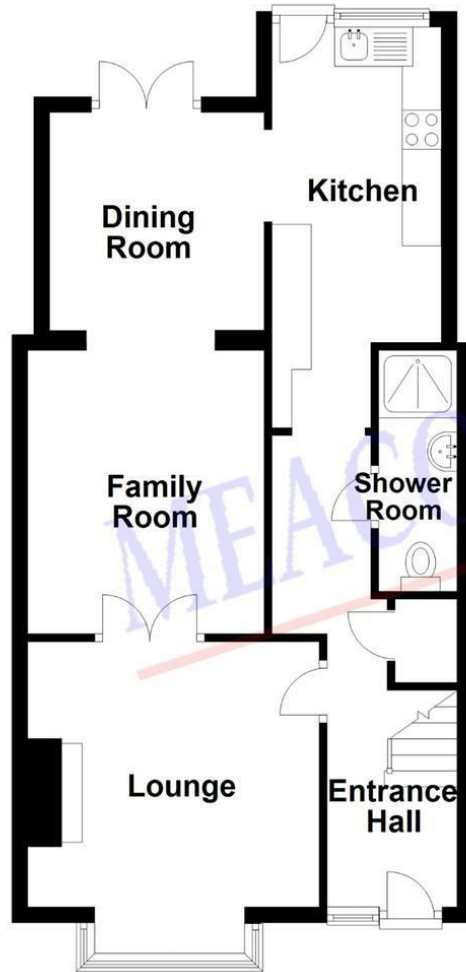








## Ground Floor



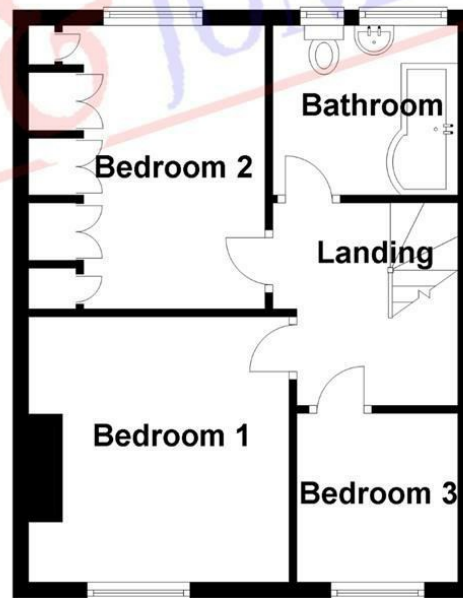
APPROX INTERNAL FLOOR AREA  
97 SQ M 1039 SQ FT

This plan is for layout guidance only and is  
**NOT TO SCALE**  
Whilst every care is taken in the preparation  
of this plan, please check all dimensions,  
shapes & compass bearings before making  
any decisions reliant upon them.  
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## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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