



Tees Drive

Freehold
Tax Band: E

Romford, RM3 9AJ

Offers In Excess Of £950,000



Prestige Homes by Hamilton Piers are delighted to introduce for sale with NO ONWARD CHAIN this VERSATILE and well-proportioned five DOUBLE bedroom detached TUDOR-STYLE property. Boasting an UNOVERLOOKED rear garden with LOG CABIN, an impressive 27' DUAL ASPECT lounge/diner, 23' DUAL ASPECT kitchen/breakfast room plus SNUG/PLAYROOM. Benefiting from an EN-SUITE & DRESSING AREA to master bedroom, family bathroom and d/stairs cloakroom, a GARAGE with driveway plus IN & OUT driveway for multiple vehicles. Offering nearby access to all local shops/amenities, popular schools and bus routes to Elizabeth Line Stations. Convenient access to A12 & Central London - Internal viewings highly recommended!



Tees Drive, Romford, RM3 9AJ

The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:

ENTRY PORCH:

Part brick and part UPVC with double glazed windows across front aspect.

INNER HALL:

Secure solid oak main entry door, stairs to first floor, under stairs storage cupboard, radiator, wood flooring.

SHOWER ROOM:

Opaque double glazed window to rear aspect, enclosed and fully tiled corner shower unit, low level WC, inset wash hand basin, heated towel rail, tiled flooring.

LOUNGE / DINER:

27'6 x 14'6 (8.38m x 4.42m)

Double glazed windows to front and rear aspects, central media wall with inset fireplace, two radiators, carpeted lounge with wood flooring to dining area. French doors to rear patio area.

SNUG / PLAYROOM:

11'10 x 11'5 (3.61m x 3.48m)

Double glazed windows to front and side aspects, two radiators, Amtico flooring. Solid oak double doors to kitchen/breakfast room.

KITCHEN / BREAKFAST ROOM:

23'4 x 12'3 (7.11m x 3.73m)

Double glazed windows to each side aspect, a series of matching base and wall units, edged work surfaces in Granite incorporating a one and a half bowl sink with central mixer tap and drainer, built-in oven and grill, walk-in larder cupboard, integrated fridge/freezer, dishwasher and washing machine, breakfast bar with induction hob and extractor hood over, space for wine cooler, radiator, Amtico flooring. French doors to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed window to front aspect, loft access, airing cupboard, radiator, carpeted flooring.

MASTER BEDROOM:

15'0 x 11'4 (4.57m x 3.45m)

Double glazed windows to front and rear aspects, open to walk-in dressing area, two radiators, carpeted flooring.

DRESSING AREA / WALK-IN WARDROBES:

14'9 x 3'9 (4.50m x 1.14m)

Fitted shelving and rails, carpeted flooring.

EN-SUITE:

Opaque double glazed window to rear aspect, enclosed and fully tiled large corner shower unit, low level WC, vanity wash hand basin, heated towel rail, tiled flooring.

BEDROOM TWO:

11'7 x 10'5 (3.53m x 3.18m)

Double glazed windows to front and side aspects, built-in wardrobes, radiator, carpeted flooring.

BEDROOM THREE:

10'4 x 8'8 plus recess into wardrobe (3.15m x 2.64m plus recess into wardrobe)

Double glazed windows to rear and side aspects, built-in wardrobes, radiator, carpeted flooring.

BEDROOM FOUR:

9'0 x 7'5 (2.74m x 2.26m)

Double glazed window to side aspect, built-in wardrobes, radiator, carpeted flooring.

BEDROOM FIVE:

11'1 x 5'5 (3.38m x 1.65m)

Double glazed window to front aspect, radiator, carpeted flooring.

FAMILY BATHROOM:

Opaque double glazed window to rear aspect, fully tiled double shower unit set behind glass enclosure, panelled bath with central mixer tap and shower attachment, inset WC, vanity wash hand basin, heated towel rail, tiled flooring.

EXTERIOR:

REAR GARDEN:

Unoverlooked rear garden comprising patio area to property rear with remainder mainly laid to a raised lawn area, mature tree and shrub borders, log cabin, access to outdoor storage room, access to garage.

LOG CABIN:

19'8 x 9'1 (5.99m x 2.77m)

Timber built log cabin, currently split into two separate rooms with multi-purpose use, fitted with power and lighting.

GARAGE, DRIVEWAY & PARKING:

Single garage fitted with power, lighting and up & over door. Driveway parking for 3 vehicles in driveway to garage frontage and offering an in and out driveway to the front of the property with parking for multiple vehicles.

AGENTS NOTES:

Council Tax Band: E

For further information regarding this property, please contact Prestige Homes by Hamilton Piers.



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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