A&M
ARBON MILLER
EST 1976

231A Cross Road
Romford, RM7 8HS
Price guide £500,000

86b High Street, Barkingside, Essex, IG6 2DR
Tel: **020 8551 4133** Fax: **020 8551 4621**

www.arbonandmiller.com
sales@arbonandmiller.com
lettings@arbonandmiller.com

231A Cross Road, Romford, RM7 8HS

CHAIN FREE *** GUIDE PRICE £500,000 - £525,000. A well-presented and conveniently located modern family home situated on Cross Road, RM1, offering spacious and versatile accommodation throughout. The property provides generous living space ideal for both everyday family life and entertaining, complemented by well-proportioned bedrooms and contemporary bathroom facilities. Externally, the home benefits from private outdoor space and practical parking arrangements, enhancing its overall appeal. Ideally positioned within close proximity to local shops, amenities and leisure facilities, the property is also within reach of reputable schools and excellent transport links including nearby rail services and major road connections, making it an attractive purchase for families, commuters and investors alike.

ENTRANCE HALL 17'11 x 95 to extremes (5.46m x 28.96m to extremes)
Obscure double glazed door with leaded light style double glazed inserts and obscure leaded light style double glazed fixed sidelight and fanlights over, wood strip flooring, stairs to first floor, obscure double glazed leaded light style window to flank, coved cornice, spotlights to ceiling, double radiator.

RECEPTION ONE 12'3 x 9'9 (3.73m x 2.97m)
Three light leaded light style double glazed window with fanlights over, wood strip flooring, spotlights to ceiling, coved cornice, double radiator.

BEDROOM THREE 10'8 x 10'4 (3.25m x 3.15m)
Three light leaded light style double glazed window with fanlights over, double radiator, wood strip flooring, spotlights to ceiling, coved cornice.

RECEPTION TWO 19'1 x 11'8 to extremes (5.82m x 3.56m to extremes)
Wood strip flooring, coved cornice, spotlights to ceiling, speakers to ceiling, double radiator, leaded light style double glazed double doors with leaded light style fixed sidelights and fanlights over leading to rear garden, further three light leaded light style double glazed window with fanlights over.

KITCHEN/DINER 14'1 x 12'3 (4.29m x 3.73m)
Range of wall and base units, working surfaces, cupboards and drawers four burner gas hob with extractor hood over, under counter oven, inset stainless steel sink top with mixer tap, plumbing for washing machine, double radiator, tiled splashback, tiled floor, coved cornice, spotlights to ceiling, three light leaded light style double glazed window with fanlights over, UPVC obscure double glazed door with fixed fanlight over.

SHOWER ROOM 5'7 x 5'4 (1.70m x 1.63m)
Corner shower cubicle with mixer tap and shower attachment, vanity unit with wash hand basin and mixer tap, low level wc, extractor fan, double radiator, tiled walls, tiled floor.

FIRST FLOOR LANDING
Coved cornice, obscure leaded light style double glazed window, doors to:

BEDROOM ONE 15' x 12'8 to extremes (4.57m x 3.86m to extremes)
Three light leaded light style double glazed window, coved cornice, double radiator, wood strip flooring.

BEDROOM TWO 6'2 x 14'7 to extremes (1.88m x 4.45m to extremes)
Two three light leaded light style double glazed windows, coved cornice, double radiator, wood strip flooring.

SHOWER ROOM 7'7 x 5'4 (2.31m x 1.63m)
Corner shower unit with glass shower enclosure, mixer tap and shower attachment, vanity unit with wash hand basin and mixer tap, low level wc, tiled walls, tiled floor, extractor fan, osbscure leaded light style double glazed window.

SECOND FLOOR LANDING

L-SHAPED LOFT ROOM/BEDROOM FOUR 18'9 x 18'9 to extremes (5.72m x 5.72m to extremes)
Restricted head height. Two double glazed Velux windows, two double radiators, wood strip flooring.

REAR GARDEN
Paved rear garden with mature tree and shrub raised planters, outside light, outside tap, cupboard housing combi boiler, electric metal gate leading to vehicular access.

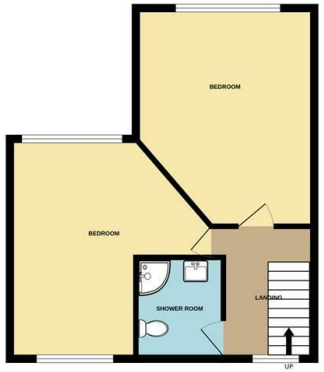
FRONT GARDEN
Paved front garden providing OFF STREET PARKING for multiple vehicles.

COUNCIL TAX
London Borough of Havering - Band D

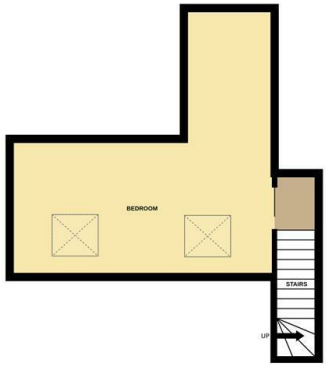
AGENTS NOTE
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.

GROUND FLOOR
788 sq.ft. (73.2 sq.m.) approx.

1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



2ND FLOOR
287 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 1533 sq.ft. (142.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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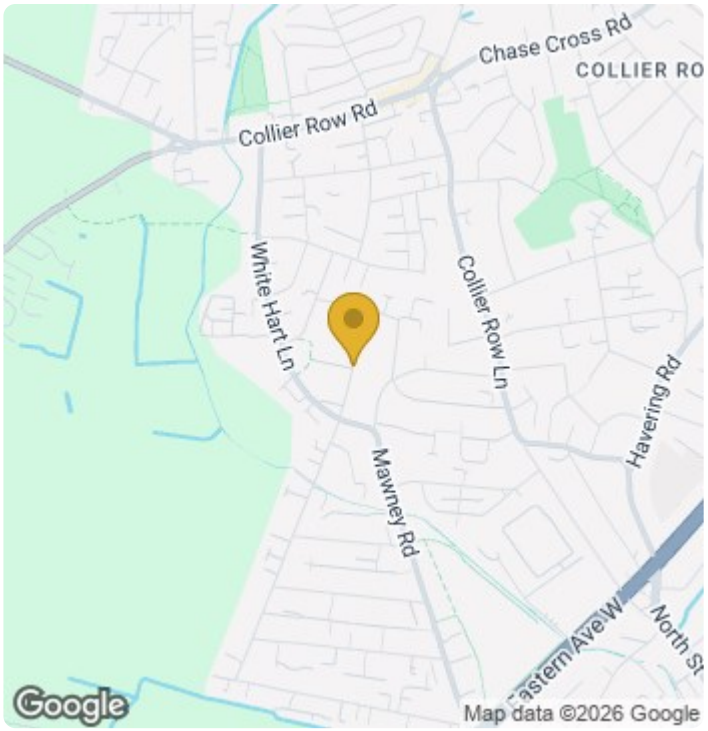

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

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