

Seymer Road | | Romford | RM1 4LA

## Guide Price £500,000 - £575,000

bear Estate Agents

* GUIDE PRICE £500,000 - £550,000 * SUN ROOM * BEAUTIFUL REAR GARDEN * CLOSE TO LOCAL TRAIN STATIONS * Bear Estate Agents are pleased to bring to the market this beautifully presented three-bedroom terraced house, ideally situated close to local amenities and train stations. Fully modernised throughout, the property is perfect for families, commuters or buyers seeking a stylish home that is ready to move straight into.

Outside, the property benefits from off-street parking and a large, beautifully maintained rear garden, providing an excellent space for relaxing, entertaining and enjoying throughout the year.

Inside, the home offers three well-proportioned bedrooms, a spacious lounge/diner and a fully modernised kitchen. The property also features a delightful sunroom overlooking the rear garden. Finished to a high standard throughout, this is a fantastic opportunity to purchase an attractive and conveniently located family home.

- Three bedroom house
- Off street parking
- Close to the station
- Sun room
- Beautiful rear garden

## Frontage
Block paved driveway for multiple vehicles.

## Porch
UPVC door with window centre to front.
Carpeted with additional window to front.

## Hallway
Door and obscured window to front. Ceiling mounted light fitting, wall mounted radiator and wooden flooring throughout.

















## Kitchen
11'7 x 6'9 (3.53m x 2.06m )
Ceiling mounted light fitting, fitted storage cupboards, part tiled walls and wooden flooring throughout. Range of wall and floor mounted units including stainless steel sink, integrated dishwasher and integrated oven with gas hob and extractor fan overhead.

## Living Area
14'5 x 11'10 (4.39m x 3.61m)
Ceiling mounted light fitting with two additional wall mounted light fittings, a window to front, wall mounted radiator, gas fire with decorative fireplace around and wooden flooring throughout.

## Dining Area
10'5 x 11'10 (3.18m x 3.61m)
Ceiling mounted light fitting with two additional wall mounted light fittings, wall mounted radiator, sliding doors to sunroom and wooden flooring throughout.

## Sunroom
14'0 x 8'7 (4.27m x 2.62m )
Ceiling mounted light fitting, sliding doors to rear garden, window to rear, obscured window to both sides, floor mounted storage with space for washing machine, tumble dryer and wooden flooring throughout.

## Landing
Ceiling mounted light fitting, wall mounted radiator, fitted over stairs storage cupboard, loft hatch and wooden flooring throughout. Access to all bedrooms and family bathroom.











## Bathroom
Ceiling mounted light fitting, obscured window to rear, heated towel rail, bath with shower attachment overhead, wash hand basin, low-level WC, tiled walls and tiled flooring.

## Bedroom One
10'2 x 14'0 (3.10m x 4.27m)
Ceiling mounted light fitting, bay window to front, fitted wardrobes to one wall and wooden flooring throughout.

## Bedroom Two
11'8 x 9'2 (3.56m x 2.79m )
Ceiling mounted light fitting, wall mounted radiator, double window to rear, fitted wardrobes to one wall and wooden flooring throughout.

## Bedroom Three
7'2 x 7'3 (2.18m x 2.21m)
Ceiling mounted light fitting, window to front, wall mounted radiator and wooden flooring throughout.

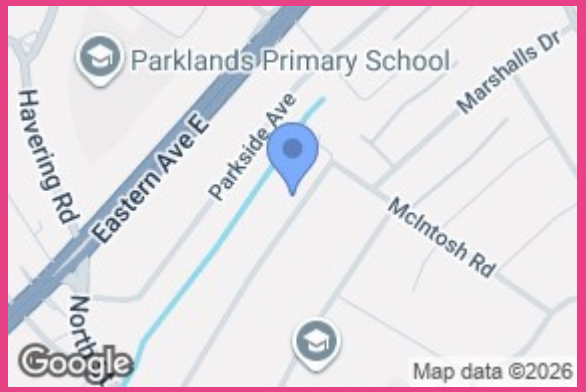
## Rear garden
Accessed via sunroom to rear. Patio area with steps leading to lawn. Concrete path to rear with mature shrub and plant borders. To rear, wooden built shed for storage. Circa 140 foot long.

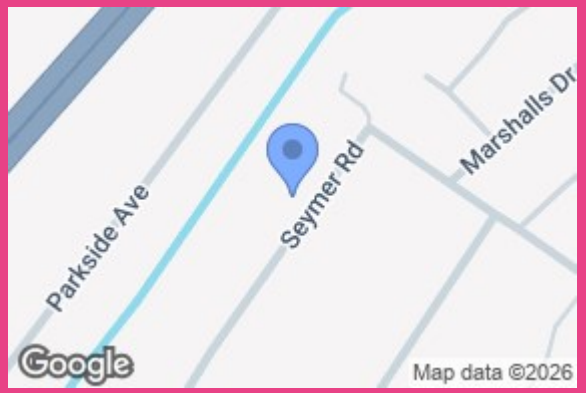




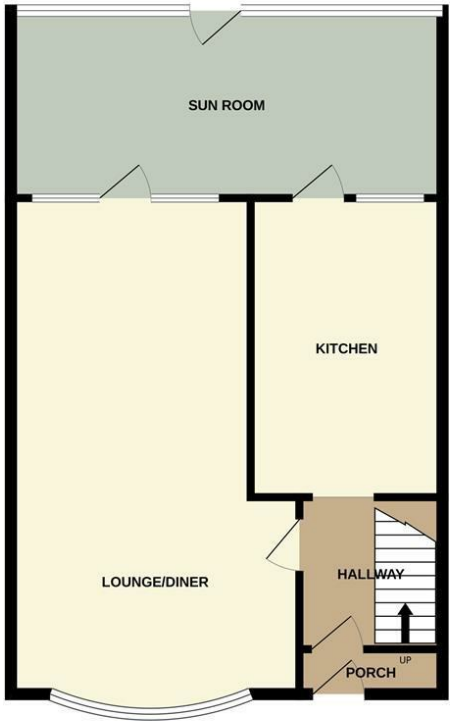




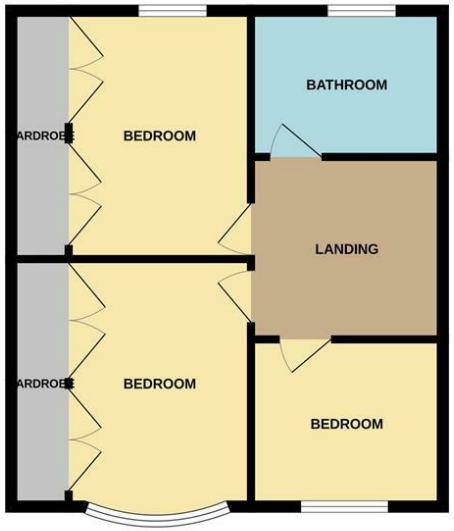



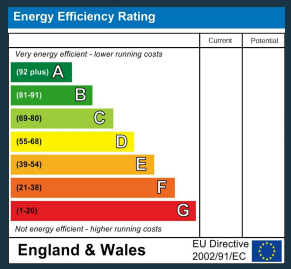

GROUND FLOOR




1ST FLOOR




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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