

## Property Description

Located JUST 0.6 MILES FROM CLOCKHOUSE PRIMARY SCHOOL is an EXTENDED THREE BEDROOM SEMI DETACHED HOME with a GARAGE and DRIVEWAY FOR 2 CARS. The property is also CLOSE TO COLLIER ROW HIGH STREET and there are BUS LINKS TO ROMFORD STATION via CHASE CROSS ROAD. Call KEYSTONES TO BOOK A VIEWING!!!

The property enters into a spacious entrance hallway with plenty of storage cupboards and with stair leading to the first floor landing. To your left is the fitted kitchen which gives internal access to the 16ft integral garage and to the rear you will find the 20'8 x 16'1 lounge diner with sliding doors out onto the garden. The first floor offers a master bedroom which overlooks the garden to the rear, two further bedrooms to the front of the property with the main bathroom to the side. Externally the property offers a block paved driveway for 2 cars to the front with access to the 16ft integral garage. A lockable gate gives side access round to the 60ft approx. rear garden.

Entrance Hallway

Lounge Diner - 20'8 x 16'1

Kitchen - 9'9 x 9'9

First Floor Landing

Bedroom 1 - 16'1 x 10'9

Bedroom 2 - 10'10 x 9'9

Bedroom 3 - 6'2 x 5'3

Bathroom - 10'10 x 5'6

Rear Garden - 60ft approx.

Garage - 16'1 x 7'7

Keystones property also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call the Lettings Branch Manager on the number shown above.

Disclaimer: Information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents.

All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

"Our Service is Key"

**3 Bedroom  
Semi-Detached House  
Asking Price Of £450,000**

**Mount Pleasant Road, Collier Row, Romford, RM5 3YP**

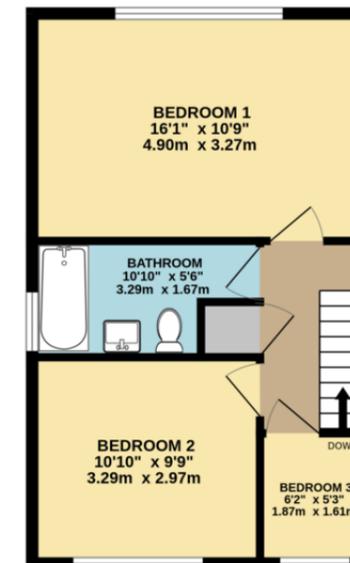




GROUND FLOOR  
691 sq.ft. (64.2 sq.m.) approx.



1ST FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 1108 sq.ft. (103.0 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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