

## Property Description

Located JUST 0.6 MILES FROM DRAPERS BROOKSIDE INFANT SCHOOL and 1.3 MILES FROM DRAPERS MAYLANDS PRIMARY SCHOOL is an IMPRESSIVE THREE BEDROOM FAMILY HOME which has been RE-DESIGNED BY THE CURRENT OWNERS. NOAK HILL PLAYGROUND can be found JUST 0.2 MILES AWAY. A PERFECT HOME FOR A NEW FAMILY!!!

This home has been transformed by the current owners. Just to mention a few details as to what's changed internally - new double glazed windows, new feature space saving fan style radiators, a new combi boiler located on the first floor, a modern fitted kitchen with travertine tiles - the list goes on.

Internally the property enters into a spacious entrance hallway via a porch with stairs immediately to the first floor landing. The entrance hallway is now open plan to the 13ft living room which offers a double glazed window to the front and a feature fire place with an oak surround. To the rear of the hallway you find a built in storage cupboard, WC and rear access out onto the garden. The fitted kitchen is located to the rear and overlooks the garden. The first floor has been altered and now flows with three good sized bedrooms. The first floor opens into a landing with a fitted storage cupboard and an additional cupboard housing the combi boiler. Access to the boarded loft is via a hatch with a pull-down ladder. Bedroom 1 and 2 are both located to the front and are good sized double rooms. Bedroom 1 offers a built-in storage cupboard. Bedroom 3, which is also of a double size overlooks the rear and offers a built-in storage cupboard.

Externally there is a front garden which has the potential to be turned into a driveway (subject to local planning), a shared side access and a 45ft approx. rear garden which is accessed via a lockable gate. To the rear of the garden is a large shed with both power and light.

Porch

Entrance Hallway

WC

Living Room - 13'5 x 12'

Kitchen Diner - 13'4 x 10'1

First Floor Landing

Bedroom 1 - 11'10 Min x 11'6 Max

Bedroom 2 - 13'10 Max x 10'2 Max

Bedroom 3 - 8'8 x 8'8

Bathroom

Rear Garden - 45ft Approx.

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3 Bedroom

Mid Terraced House

Asking Price Of £425,000

21 Lewes Road, Harold Hill, Romford, RM3 7YR





**Lewes Road, Romford, RM3**

Approximate Area = 981 sq ft / 91.1 sq m  
For identification only - Not to scale

