



## Acorn Close, Romford

**£600,000** Freehold



Fantastic family detached home with lots of space for a growing family.

With four double bedrooms and a good size kitchen / family room to entertain your family and friends.

Other benefits are a ground floor w.c. two bathrooms and a utility room.

Externally you have integral garage and off street parking.

Close for access to A12, A127 and M25. Local schools and Bus routes.

- DETACHED
- FOUR BEDROOM FAMILY HOME
- TWO BATHROOMS
- GROUND FLOOR W.C.
- UTILITY ROOM
- INTEGRAL GARAGE
- OFF STREET PARKING
- A12. A127 AND M25 ACCESS
- LOCAL SCHOOLS
- BUS ROUTES TO LOCAL AREAS

## ACCOMMODATION

HALLWAY

CLOAKROOM

SITTING ROOM 18' 6" x 11' 3" (5.64m x 3.43m)

KITCHEN / FAMILY ROOM 26' 1" x 15' 2" (7.95m x 4.62m)

UTILITY ROOM 8' 6" x 2' 10" (2.59m x 0.86m)

BEDROOM 18' 8" x 11' 5" (5.69m x 3.48m)

BEDROOM 14' 9" x 14' 1" (4.5m x 4.29m)

BEDROOM 14' 1" x 10' 4" (4.29m x 3.15m)

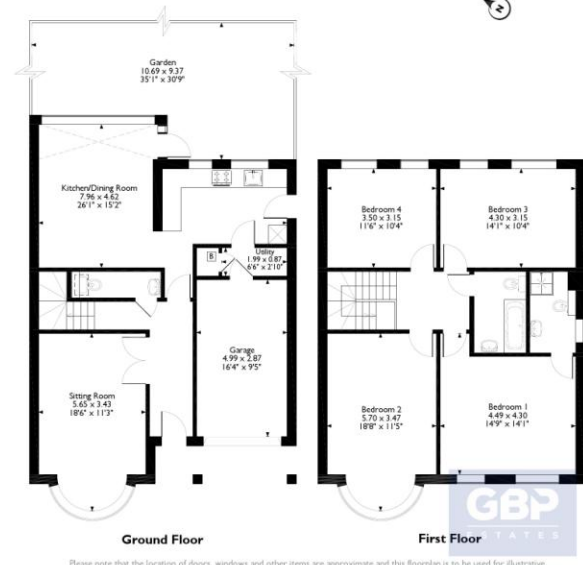
BEDROOM 11' 6" x 10' 4" (3.51m x 3.15m)

INTEGRAL GARAGE 16' 4" x 9' 5" (4.98m x 2.87m)

GARDEN 35' 1" x 30' 9" (10.69m x 9.37m)



Acorn Close, Romford  
Approximate Gross Internal Area  
160 Sq M/1721 Sq Ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.