



Parkside Avenue, Romford

£625,000 - £650,000



This well presented five bedroom extended family home with annexe to side has a self contained flat. This lovely home is spread over three floors and comprises of five double bedrooms, en-suite, a family bathroom, two loft bedrooms, separate lounge and diner. The annexe has a shower room, kitchen, lounge and bedroom. Added benefits also include an integrated garage, off street parking for at least two cars and a good sized garden. This property will make the perfect home for a large family or one with older children or elderly family member that need their own space. Guide Price **£625,000 - £650,000. Freehold**

- **FIVE BEDROOM SEMI DETACHED**
- **SEPARATE ANNEXE**
- **TWO LOFT ROOMS**
- **SEPARATE LOUNGE/DINER**
- **INTEGRATED GARAGE**
- **SET OVER THREE FLOORS**
- **LARGE GARDEN**
- **OFF STREET PARKING**
- **DOUBLE GLAZING**
- **GAS CENTRAL HEATING**

ACCOMMODATION

PORCH

HALLWAY

LOUNGE 11' 11" x 11' 2" (3.63m x 3.4m)

DINING ROOM 15' 3" x 10' 10" (4.65m x 3.3m)

KITCHEN 18' 6" x 6' 6" (5.64m x 1.98m)

GARAGE 18' 2" x 8' 7" (5.54m x 2.62m)

SHOWER ROOM 14' 1" x 5' 6" (4.29m x 1.68m)

BEDROOM 12' 2" x 10' 8" (3.71m x 3.25m)

BEDROOM 11' 2" x 10' 10" (3.4m x 3.3m)

ENSUITE 6' 6" x 5' 2" (1.98m x 1.57m)

BEDROOM 11' 4" x 10' 10" (3.45m x 3.3m)

LOUNGE 12' 2" x 11' 7" (3.71m x 3.53m)

KITCHEN 9' 6" x 6' 0" (2.9m x 1.83m)

BATHROOM 8' 2" x 6' 6" (2.49m x 1.98m)

BEDROOM 13' 11" x 6' 7" (4.24m x 2.01m)

BEDROOM 11' 0" x 9' 10" (3.35m x 3m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	78
			59



Total area: approx. 166.2 sq. metres (2026.1 sq. feet)

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.