

Paul Mason Associates



Maple Street, Romford, RM7 7JX  
Guide price £550,000

- Four / Five Bedroom Semi-Detached Period Home
- Three / Four Reception Rooms
- Off Road Parking For Two Vehicles
- 55' Rear Garden With Large Patio
- Ground Floor Shower Room Plus Family Bathroom
- High Ceilings Throughout
- Walking Distance Of Schools, Shops & Elizabeth Line
- Potential For Loft Conversion (STPC)
- Viewing Advised To Appreciate Space On Offer

Situated in a sought after location is this well presented flexible 5 bedroom semi-detached property which offers 3 double bedrooms and 2 singles which can easily be converted into snug and home office spaces. The property is within walking distance of local schools, shops and Romford Crossrail Station (Elizabeth Line), with landscaped garden. The property offers further scope to extend in to the loft (STPC) and its current layout works perfectly for the growing family with 3 double bedrooms and 2 single rooms, easily converted into snugs or home office spaces. . A particular feature is the large conservatory to the rear of this period home, which can be directly accessed from the through Lounge/Diner with its high ceilings.

We strongly advise an internal inspection of this period property as it could be configured to suit a wide range of requirements, especially with the potential of a loft conversion.

*Paul Mason* Associates

Maple Street, Romford, RM7



Approx. Gross Internal Floor Area 1410 sq. ft / 131.00 sq. m

Produced by Elements Property

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>63</b>		<b>78</b>
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

## **DISTANCES:**

Romford Station: 0.8 miles

A12: 0.3 miles

## **ACCOMMODATION:**

### **GROUND FLOOR:**

#### **Entrance Lobby**

A useful space with tiled flooring and storage space for shoes and coats.

#### **Hallway**

The inner hallway has useful understairs storage cupboards, stairs to the first floor, BT point, smoke detector and carpet flooring with coved ceiling.

#### **Lounge**

4.52m x 3.73m (14'9" x 12'2")  
The main lounge is a light and airy space with picture rail and high ceilings, plus benefitting from a period double glazed bay window to the front aspect, feature fire surround, radiators, BT and TV points and currently opens to the Dining Room.

#### **Dining Room**

3.58m x 3.45m (11'8" x 11'3")  
Currently open to the lounge, this room also has a picture rail plus high ceiling, radiator, and a set of glazed double doors leading to the conservatory.

#### **Snug / Bedroom 5**

3.71m x 1.75m (12'2" x 5'8")  
A versatile room which is currently

used as a TV snug by the owners. There is a double glazed window to the front aspect, radiator, carpet to floor and smooth ceiling. A bonus of this room is the en-suite Shower Room, thus making it ideal to convert as an additional bedroom or home office.

#### **Shower Room**

This space is fully tiled and has a single shower, pedestal wash hand basin, low level WC, heated towel rail and extractor fan.

#### **Kitchen**

4.55m x 2.34m (14'11" x 7'8")  
Double glazed window to rear, a range of well appointed base and wall units with roll top work surface over, single sink and drainer unit, space for cooker and American style fridge freezer, plus door to Conservatory.

#### **Conservatory**

5.38m x 2.29m (17'7" x 7'6")  
A wonderful space with double glazed windows and a set of French doors overlooking the rear garden. There is also plumbing in place for a dishwasher and washing machine making this a versatile room.

### **FIRST FLOOR:**

#### **Landing**

Access to the large loft which has been part boarded and has a drop down ladder plus lighting fitted.

Carpet to floor and textured ceiling.

#### **Bedroom One**

4.52m x 3.48m (14'9" x 11'5")  
Wonderful double glazed bay window to the front aspect, radiator, carpet to floor and textured ceiling.

#### **Bedroom Two**

3.58m x 3.38m (11'8" x 11'1")  
Double glazed window to rear, radiator, picture rail, laminate flooring and textured ceiling.

#### **Bedroom Three**

4.01m x 2.69m max (13'1" x 8'9" max)  
A flexible room ideal for a teenager/child with two double glazed windows to front, radiator, laminate flooring and smooth ceiling.

#### **Bedroom Four**

3.35m x 1.80m (10'11" x 5'10")  
Double glazed window to rear aspect, radiator, carpet to floor and smooth ceiling.

#### **Family Bathroom**

Opaque double glazed window to rear, fully tiled, double shower, low level WC, pedestal wash hand basin, heated towel rail, storage cupboard housing boiler, extractor fan, laminate flooring and textured ceiling.

### **EXTERIOR:**

#### **Rear Garden**

The fully enclosed rear garden commences with a large patio off the conservatory, providing an ideal area for entertaining. From here you step down to a level lawn with pathway, passing a raised fish pond and leading to an additional landscaped area with storage shed, raised flower bed and room for further seating.

#### **Driveway & Parking**

The property benefits from off road parking for two vehicles.

#### **Important Notices**

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

#### **Viewings**

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.



Paul Mason Associates

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP  
T: 01621 742 310

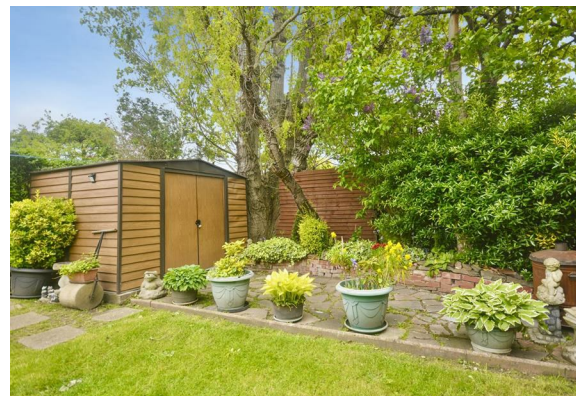
Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP  
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: [info@paulmasonassociates.co.uk](mailto:info@paulmasonassociates.co.uk) [www.paulmasonassociates.co.uk](http://www.paulmasonassociates.co.uk)

Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





**Paul Mason** Associates

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP

T: 01621 742 310

Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: [info@paulmasonassociates.co.uk](mailto:info@paulmasonassociates.co.uk) [www.paulmasonassociates.co.uk](http://www.paulmasonassociates.co.uk)

Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

