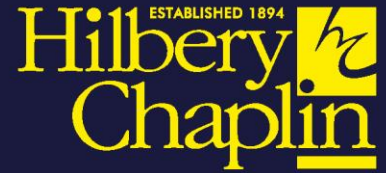
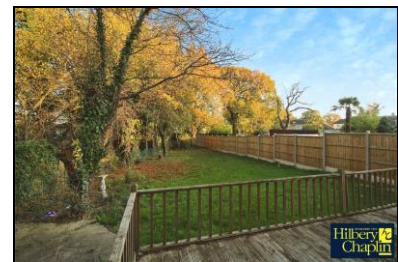




Chartered Surveyors
 Property Consultants
 Estate Agents & Valuers



Ref: HRN240296



Guide Price £325,000 - £350,000

An excellent opportunity to acquire this well-proportioned two-bedroom purpose-built ground floor maisonette. The accommodation comprises reception entrance hall, lounge, custom fitted kitchen/diner, two double bedrooms and main bathroom. The property has a front garden with lawn, also benefiting from off street parking for approximately four medium- sized cars. The rear garden commences with wooden decking and mainly laid to lawn extending to approximately 150' in length, with ample space for summerhouse or home office. The property is situated in a cul de sac location being within walking distance to Harold Wood Park, providing recreational facilities, schools, local shops, bus services and Harold Wood British Rail Station with Elizabeth Line Links.

An early viewing is highly recommended.

EPC tbc

Summary:

- 2 Bedrooms
- Accommodation Comprises - Lounge - Custom Fitted Kitchen/Diner - Bathroom
- Rear Garden -
- Front Garden -
- Off Street Parking

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 To View Call 01708 457916

Ravensbourne Crescent
 Romford

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Ravensbourne Crescent, Romford

Accommodation comprises - - Part diamond leaded obscured UPVC double glazed entrance door leading to:

Reception Entrance Hall - - Radiator with ornamental cover. Luxury vinyl tile flooring. Coved ceiling. Built-in storage cupboard. Storage cupboard housing electric meter.

Lounge - - 13'9" x 13'4" (4.2m x 4.06m)
Leaded UPVC double glazed window to front. Radiator.

Custom Fitted Kitchen/Diner - - 10'9" x 10'3" (3.28m x 3.12m)

Fitted work top surfaces. Inset stainless steel sink single drainer mixer tap. A range of matching eye and base level units to include drawers/cupboards. Four ring gas hob with electric oven below. Extractor hood. Space for washing machine, Fridge and tumble dryer. Cupboard housing combination gas boiler serving domestic hot water and gas central heating. Fitted lighting to plinths to kitchen. Tiled flooring. Part tiled walls. Coved ceiling. Inset spotlights. Radiator. Diamond leaded double-glazed window to rear. Part diamond leaded UPVC glazed door to rear allowing access to garden

Bedroom 1 - - 13'4" x 10'3" (4.06m x 3.12m)
Diamond leaded double-glazed window to front. Coved ceiling. laminate flooring. Radiator.

Bedroom 2 - 11'3" x 9'9" (3.43m x 2.97m)
Diamond leaded double-glazed window to rear. Radiator. Coved ceiling. Luxury vinyl tiled flooring.

Bathroom - White suite comprising panelled bath mixer taps separate shower control fitted shower screen, pedestal wash hand basin and low flush w.c. Heated chrome towel rail. Coved ceiling. Inset spotlights. Tiled flooring. Part tiled walls. Diamond leaded double-glazed window to rear.

Rear Garden - - Extending to approximately 150'. Commencing with decking area being part laid to lawn with outside storage cupboard.

Front Garden - - Laid to lawn and providing off street parking.

Off Street Parking



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.PropertyBox.io

The EPC for this property is available upon request.



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