

FREEHOLD



House - Townhouse

LANSBURY AVENUE, ROMFORD, RM6

Asking price

£450,000

FEATURES

- Four bedrooms across three floors
- Kitchen with direct garden access
- Detached garage
- Well-connected location near schools and transport
- Spacious reception room
- Private, low-maintenance rear garden
- Potential to personalise throughout
- Flexible layout for multi-generational living



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4 Bedroom House - Townhouse located in Romford

Ground Floor

Entrance Hall

A bright and practical entrance hall provides access to the ground floor rooms, including Bedroom 1, WC and Kitchen, as well as the staircase to the first floor. It offers both convenience and privacy for everyday living.

Bedroom 1

16'6" x 8'9"

A spacious ground floor room that works perfectly as a principal bedroom, guest suite, or second reception room. The room is naturally bright with a large window to the front, and offers excellent potential to personalise and update the space.

Kitchen

12'11" x 10'0"

A generous kitchen with direct access to the garden. A double-glazed window overlooks the garden, and a door opens onto the patio. Presented in fair condition, this space offers excellent potential to create a bespoke kitchen or dining area.

WC

7'1" x 2'9"

A practical ground floor space fitted with a low-level WC and a compact wash hand basin.

First Floor

Reception Room

14'5" x 13'0"

A generously proportioned first-floor reception room, offering a bright and private space for relaxation and entertaining. The room features two large double-glazed windows and attractive laminate flooring, with ample space for both seating and dining areas. Modern spotlights complete this flexible family hub.

Bedroom 2

12'11" x 7'3"

A good-sized first-floor double bedroom, well-lit by a double-glazed window. The room provides ample space for a double bed and furnishings, offers excellent potential for redecoration and personalisation.

Second Floor

Bedroom 3

11'3" x 7'4"

A well-appointed second-floor bedroom, offering a private and peaceful sleeping area. The room has a neutral finish and laminate flooring, and is well-lit by double-glazed windows.

Bedroom 4

13'0" x 11'8"

A top-floor bedroom with grey laminate flooring and a fitted wardrobe. Two front-facing double-glazed windows fill the room with natural light, and its generous size easily accommodates a variety of furniture layouts.

Shower Room

7'4" x 5'11"

A well-appointed shower room serving the two top-floor bedrooms. The space is finished with grey marble-effect tiling to the floor and walls, and includes a large walk-in shower with a glass screen, a low-level WC, and a pedestal wash hand basin. The clean, contemporary design offers both functionality and style.

External

Garage

16'7" x 10'3"

A substantial detached garage providing a highly valuable space. Its generous internal dimensions make it suitable for parking, a workshop, or a home gym.

Garden

16'0" x 14'1"

A delightful, low-maintenance rear garden featuring a patio area. Directly accessible from the kitchen, the paved patio is ideal for outdoor dining and seating. The garden is private and extends to the detached garage at the rear.



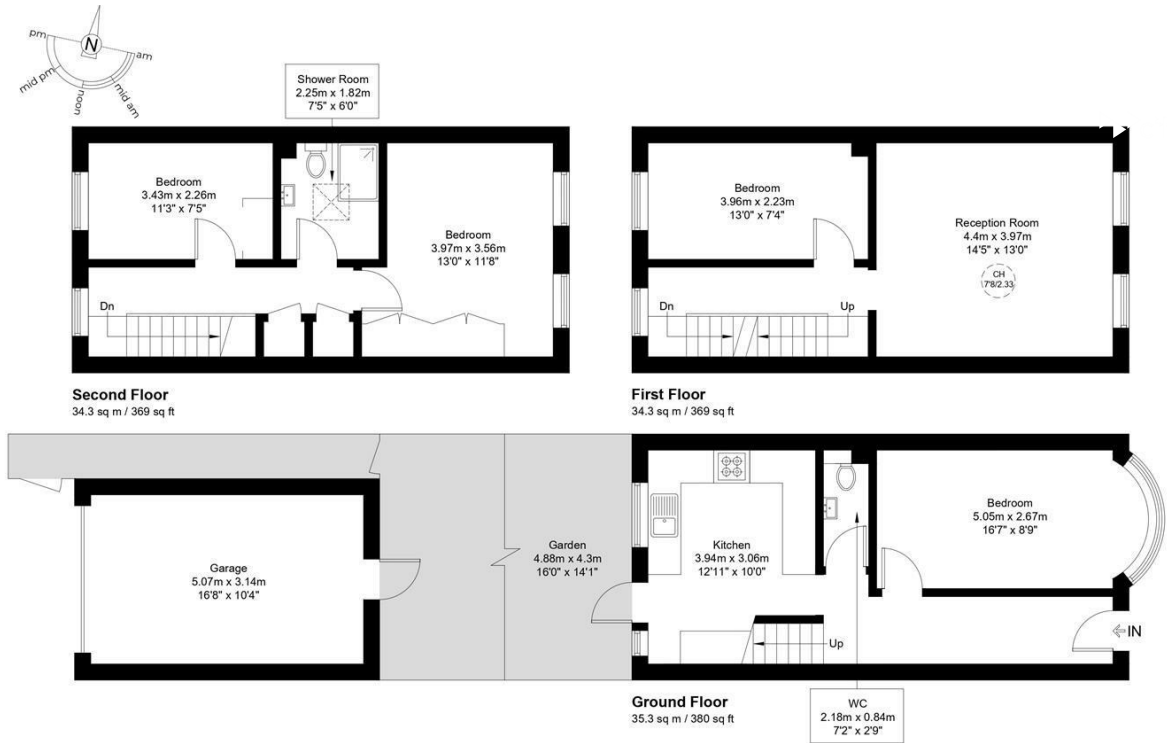
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Council Tax Band
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Lansbury Avenue, RM6

Approximate Gross Internal Area = 103.9 sq m / 1118 sq ft
Garage = 15.9 sq m / 171 sq ft



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors and the Total Gross Internal Area (GIA), are approximate. Maximum widths and lengths are represented on the floor plan. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

