



CHALK STREET /
ESTATES

Woodlands Road, Marshalls Park, RM1

Offers Over £700,000

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Positioned within close proximity to Gidea Park and Romford Elizabeth Line stations, is this three bedroom semi-detached house. The property boasts a lovely single store rear extension and converted garage space which houses a ground floor shower room and utility.

Upon entering the home, you are greeted with a welcoming entrance hallway with wall panelling and stairs rising to the first floor.

Positioned at the front of the home, drawing light from the stunning bay window fitted with custom built shutters, the spacious lounge measures an impressive 13'6 x 11'11. Further features include, deep skirtings, decorative cornice, ceiling rose and a bespoke bookcase.

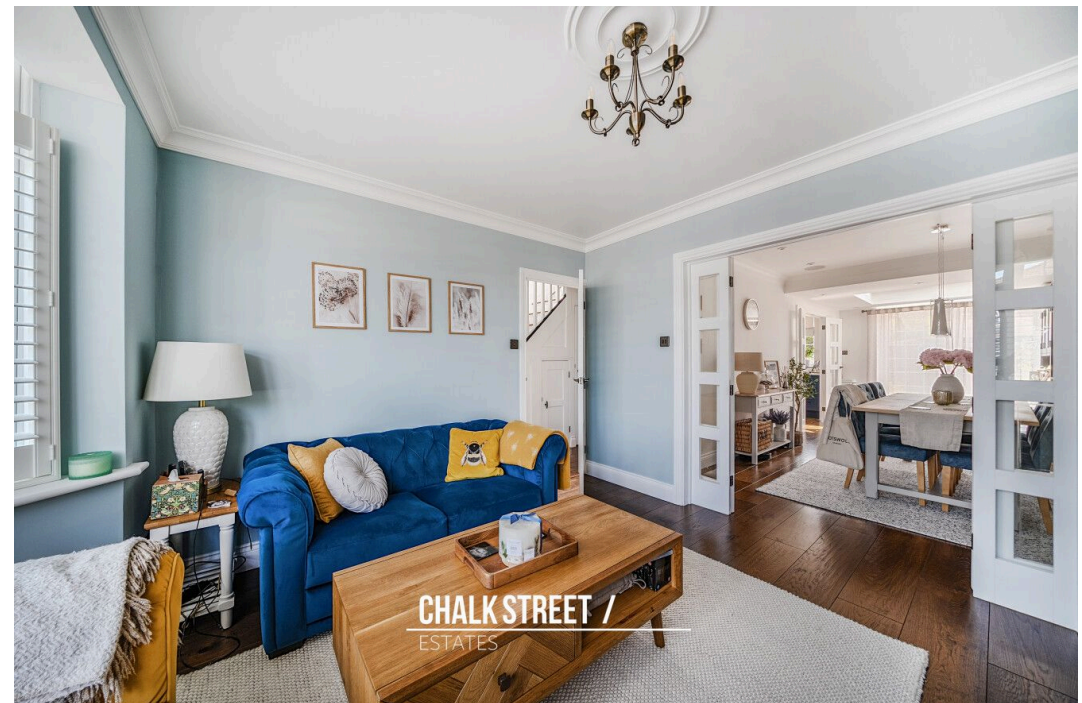
From here double doors open onto the dining room which is flooded with natural light from the patio doors to the rear and overhead sky lantern. Both rooms are impeccably presented with gorgeous, engineered hardwood flooring flowing seamlessly underfoot.

At the rear of the home, the gorgeous open plan kitchen / breakfast room comprises oak painted doors comprising of several upgrades to the units - pan drawers or larders to name a few, ample Quartz worktops, centre island with a fireclay sink and brass fixtures, 32 inch Frame TV and appliances such as dishwasher, stainless steel Stoves range cooker with 7 burners including the wok one and dual ovens plus built-in slow cooker and extractor. The overhead sky lantern provides an abundance of natural light.

The kitchen and dining room create the perfect space for modern family living with a speaker sound system adding further ambiance.

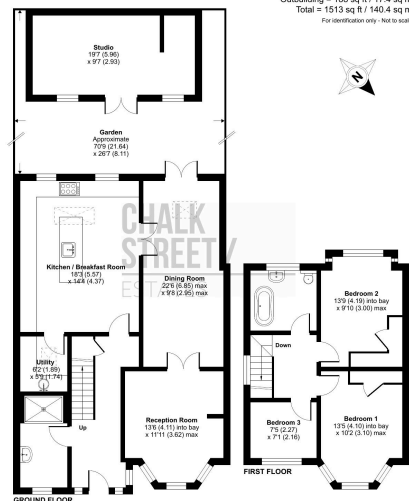
Positioned off the kitchen, within the converted garage, is the handy utility which enjoys space for a washing machine and a tumble dryer. Situated within the utility, there is cupboard housing a boiler with Hive system installed that can be navigated from any part of the house or via WiFi connection.

Rounding off the ground floor footprint is the stunning shower room with walk-in shower in the downstairs bathroom with copper / rose gold fixtures within.



Woodlands Road, Romford, RM

Approximate Area = 1325 sq ft / 123 sq m
Outbuilding = 188 sq ft / 17.4 sq m
Total = 1513 sq ft / 140.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Requirements. Produced by Chalk Street Estates Limited, 1907, 1200112

- Three Bedrooms
- Semi-Detached House
- Extended To The Rear
- Beautifully Presented Throughout
- Two Spacious Reception Rooms
- Stunning Open Plan Kitchen / Breakfast Room
- Ground Floor Shower Room
- Off Street Parking
- 70' Rear Garden With Large Outbuilding
- Close Proximity To Gidea Park and Romford Elizabeth Line Stations

