



CHALK STREET /
ESTATES

Walmer Close, Mawneys, RM7

£540,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Situated in a cul-de-sac in the highly sought-after Mawneys area, within walking distance of local amenities, reputable schools and excellent transport links, is this beautifully presented three-bedroom semi-detached house.

Upon entry, you are greeted by a spacious and welcoming hallway with stairs rising to the first floor.

To the front, a generous reception room finished in modern tones offers a comfortable space. This flows seamlessly through to the dining area, which provides ample room for a table and chairs.

Spanning the rear of the home within the extension, the kitchen is fitted with a range of wall and base units, complemented by ample worktop space and room for essential appliances, while a separate utility room adds valuable practicality.

The ground floor W/C completes the downstairs layout.

Heading upstairs, three well-proportioned bedrooms are accompanied by a stylish four-piece family bathroom, thoughtfully designed to suit modern family needs.

Outside, the property benefits from off-street parking via the driveway to the front and side access leading to the rear garden.

Measuring approximately 52 ft., the garden commences with a patio area, a well-kept lawn and a decked seating area to the rear, along with a useful storage shed.

Viewing is highly recommended to appreciate what this home has to offer.

In compliance with The Money Laundering Regulations 2017, we are legally obligated to verify the identity of all prospective purchasers. This process requires the review of valid photographic identification and an official proof of address. Should your offer on a property marketed by Chalk Street Estates be accepted, you will be required to complete identity verification through our secure third-party provider, Blinc UK. A non-refundable fee of £15 per purchaser is payable in advance of the verification checks. Please note that a sale cannot be formally agreed, and a memorandum of sale cannot be issued, until all parties have provided valid identification and the verification process has been successfully completed.





- Three Well Sized Bedrooms
- Semi-Detached House
- Beautifully Presented Throughout
- Open Plan Kitchen / Living / Dining Room
- Separate Utility Room
- Ground Floor W/C
- Off Street Parking
- Rear Access Via Side Gate
- 0.3 Miles From Crownfield Infant & Junior Schools
- 1.3 Miles From Romford's Elizabeth Line Station





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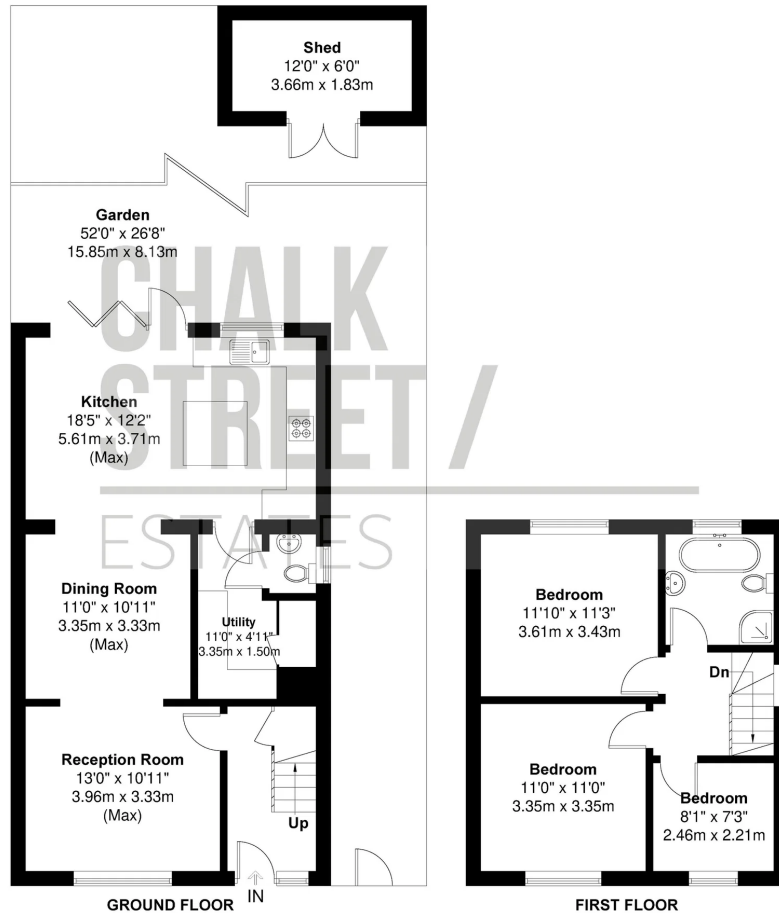
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Approximate Area = 104.8 sq m / 1128 sq ft

Shed Area = 6.8 sq m / 73 sq ft

Total = 111.6 sq m / 1201 sq ft

For Identification only - Not to Scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential).
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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	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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