



Marlborough Road, Romford, RM7

Offers Over **£450,000**

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 1**

Situated in the sought after Mawneys location, within close proximity of local schools and great transport links, this charming, periodically styled three-bedroom terraced house is beautifully presented throughout, offering well-balanced accommodation across two floors, complemented by a substantial rear garden and impressive outbuilding.

The internal accommodation begins with a welcoming entrance hallway, providing access to the principal living areas, with stairs rising to the first floor.

Positioned at the front of the home, the reception room is a bright and inviting space, enhanced by a walk-in bay window which allows for an abundance of natural light. A charming cast iron fireplace forms a focal point to the room, while additional character features further enhance the home's appeal. The generous proportions allow for both living and dining arrangements, with double doors to the rear opening directly onto the garden, creating a seamless connection between indoor and outdoor living.

The kitchen is accessed from the reception room and has been thoughtfully arranged with a range of fitted units and work surfaces, providing a practical and functional space for everyday use.

Completing the ground floor is the family bathroom, fitted with a three-piece suite and conveniently positioned to serve the home.

Heading upstairs, the first floor comprises two well-proportioned double bedrooms, both offering comfortable accommodation, along with a third single bedroom.

Externally, the property boasts an impressive 70ft low maintenance rear garden, providing a wonderful outdoor space for relaxation and entertaining. A particular highlight of the home is the substantial outbuilding (approx. 427 sq. ft.), positioned to the rear of the garden. This versatile space is split into two separate areas, connected via an open archway, and benefits from its own fuse board, power, lighting, double sockets and internet connectivity. This makes it ideally suited for use as a home office, workshop, studio or additional storage, depending on the needs of the incoming purchaser.

The property further benefits from off-street parking to the rear via a hardstanding area, accessed from a rear service road. Additionally, the boiler is approximately two years old, has been regularly serviced and remains within warranty, offering further peace of mind.

Viewing is highly recommended to fully appreciate this beautiful family home.

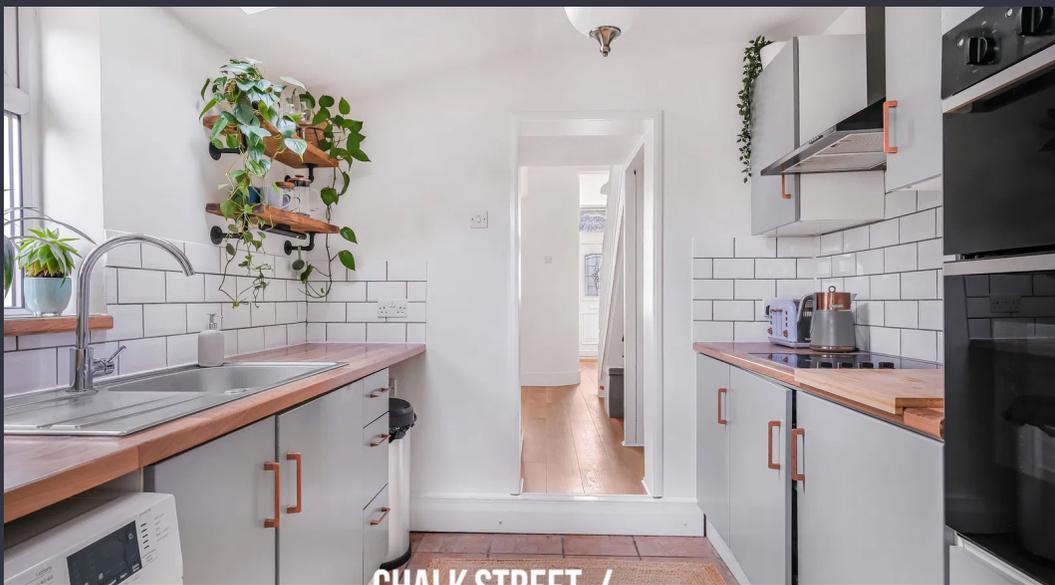
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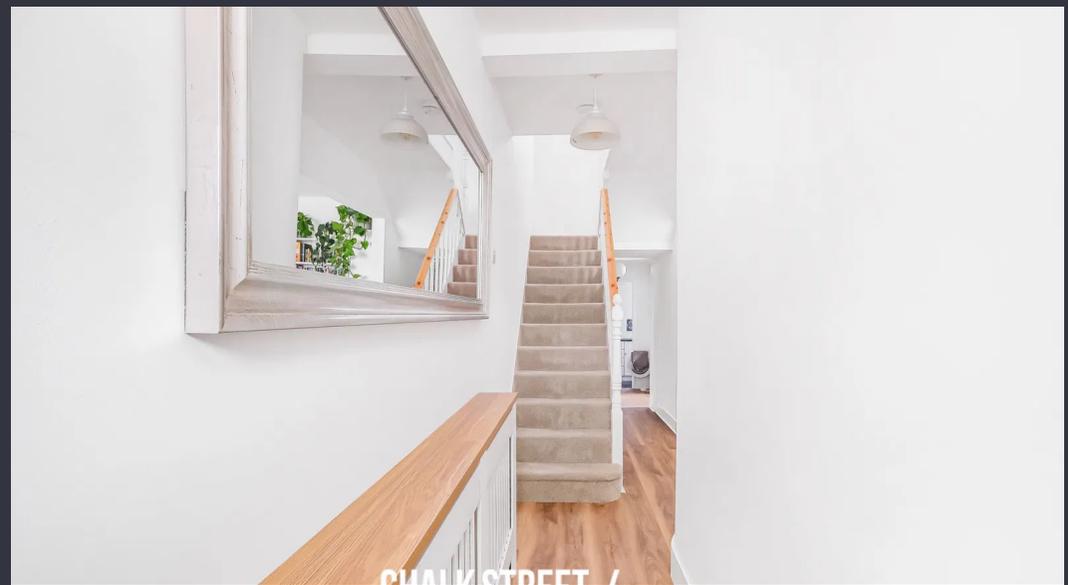


- Three Bedrooms
- Terraced House
- Beautifully Presented Throughout
- Spacious Reception / Dining Room
- Stylish Kitchen
- 70' Rear Garden
- 427 Sq. Ft. Outbuilding / Workshop
- Off Street Parking To Rear
- Good Transport Links
- Close Proximity To Local Amenities



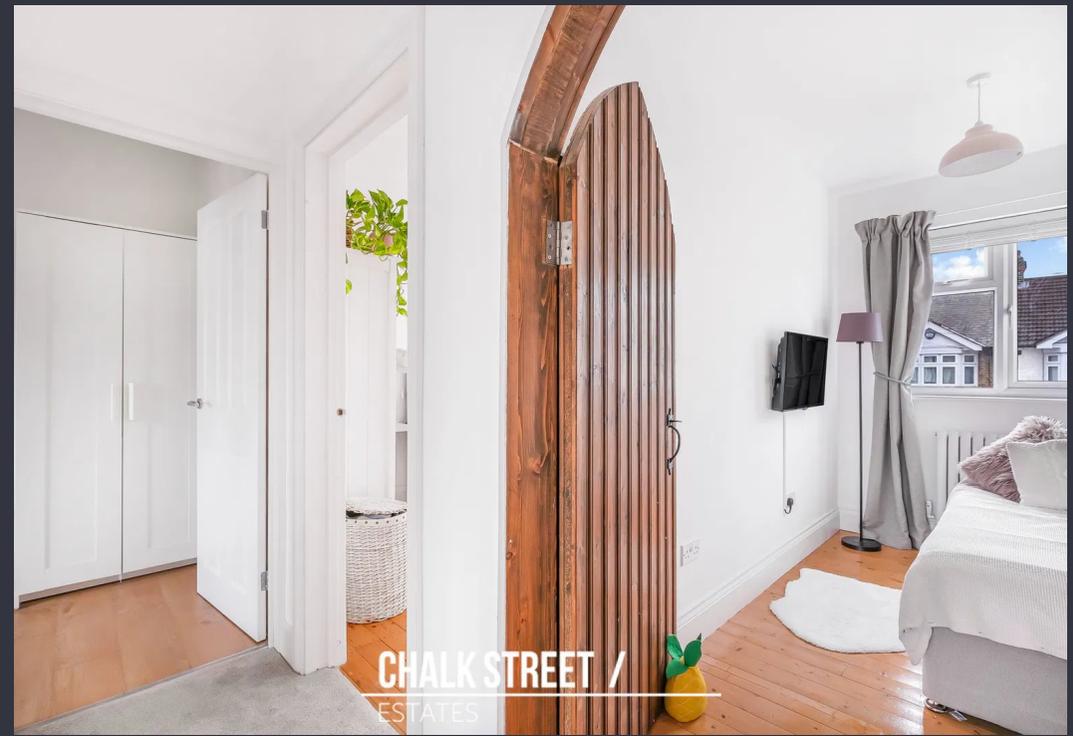


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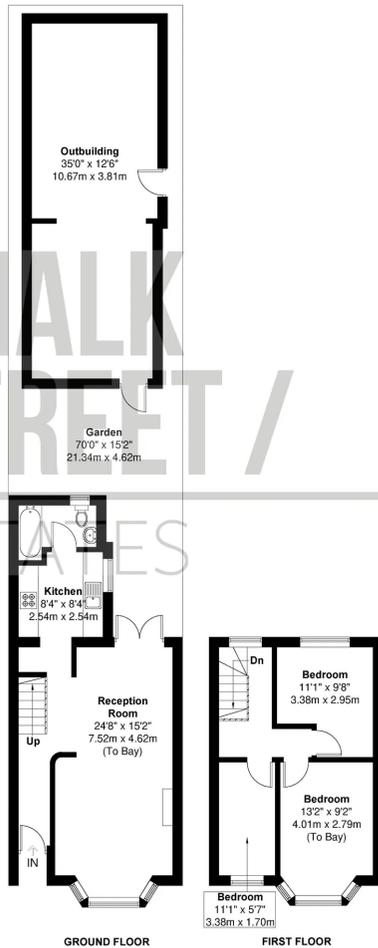
# Marlborough Road, Romford, RM7

Approximate Area = 75.6 sq m / 813 sq ft

Outbuilding Area = 39.7 sq m / 427 sq ft

Total = 115.3 sq m / 1240 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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