

Manor Road, Romford, RM1

Guide Price £775,000 - £800,000

Bedrooms: 4 | **Bathrooms:** 2 | **Receptions:** 2

Ideally situated within close proximity to Gidea Park and Romford Elizabeth Line stations, is this substantial four-bedroom detached house. Offering approximately 1,872 sq. ft. of accommodation, including the integral garage, the property boasts a generous open-plan kitchen / dining / living room, a separate family room, two bathrooms and a rear garden extending to approximately 111'5.

Upon entering the home, you are greeted with a bright and welcoming entrance hallway, featuring wood-effect flooring, useful under-stairs storage and stairs rising to the first floor.

Positioned to the front of the property, the family room measures 16'2 x 9'8 and provides a versatile additional reception space, equally suited to use as a sitting room, playroom or home office.

Undoubtedly the heart of the home is the impressive open-plan kitchen / dining / living room, which spans the rear of the property and measures 24'3 x 15'3. Tastefully decorated in grey tones and complemented by large-format floor tiles and recessed lighting, this generous space comfortably accommodates distinct seating and dining areas. Two sets of French doors, together with rear-facing windows, draw an abundance of natural light into the room and provide access to the garden.

The kitchen comprises a range of contemporary white wall and base units, contrasting work surfaces and tiled splashbacks. Arranged around the cooking and sink areas, the cabinetry provides ample storage, while the open-plan layout creates a sociable setting for everyday family life and entertaining.

A separate utility room measures 10'1 x 4'9 and features additional fitted units, a work surface and a sink, together with space for laundry appliances. A convenient ground-floor W/C completes this level.

Heading upstairs, the spacious landing provides access to four well-proportioned bedrooms and the family bathroom.

The rear bedroom measures 15'3 x 14'3 maximum and benefits from fitted storage and its own en-suite shower room. The en-suite comprises a shower enclosure, wash hand basin with vanity storage and a low-level W/C, complemented by grey tiling. Positioned to the front, the largest bedroom measures 16'2 x 13'10 maximum. Two front-facing windows brighten the room, while its generous proportions offer flexibility for bedroom furniture or a combined sleeping and workspace arrangement. The remaining bedrooms measure 15'4 x 9'9 and 14'3 x 8'3 respectively. Both are tastefully decorated and provide versatile accommodation for family members, guests or those working from home.

Completing the internal accommodation is the well-appointed family bathroom, featuring a freestanding bath, separate shower enclosure, wash hand basin with vanity storage and a low-level W/C.

Externally, the rear garden measures approximately 111'5 x 34'7 and commences with The remainder is predominantly laid to lawn, with established trees and planting adding greenery. Towards the far end, a decked seating area with a covered pergola offers a further setting for relaxing and entertaining.

To the front, the driveway provides off-street parking and access to the integral garage, which measures 15'7 x 10'1.

According to the vendor:

Heating: Gas Boiler

Broadband: Virgin Media Fibre great coverage

Mobile Coverage: Great coverage

Sewerage: Mains

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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.

Tenure: Freehold

Property Type: Detached House

- Four Bedrooms
- Detached House
- Beautifully Presented Throughout
- Open Plan Kitchen / Living / Dining Room
- Spacious Reception Room
- Master Bedroom With En-Suite
- Four-Piece Family Bathroom
- Off Street Parking
- 111'5 Rear Garden
- 0.5 Miles From Romford Elizabeth Line Station


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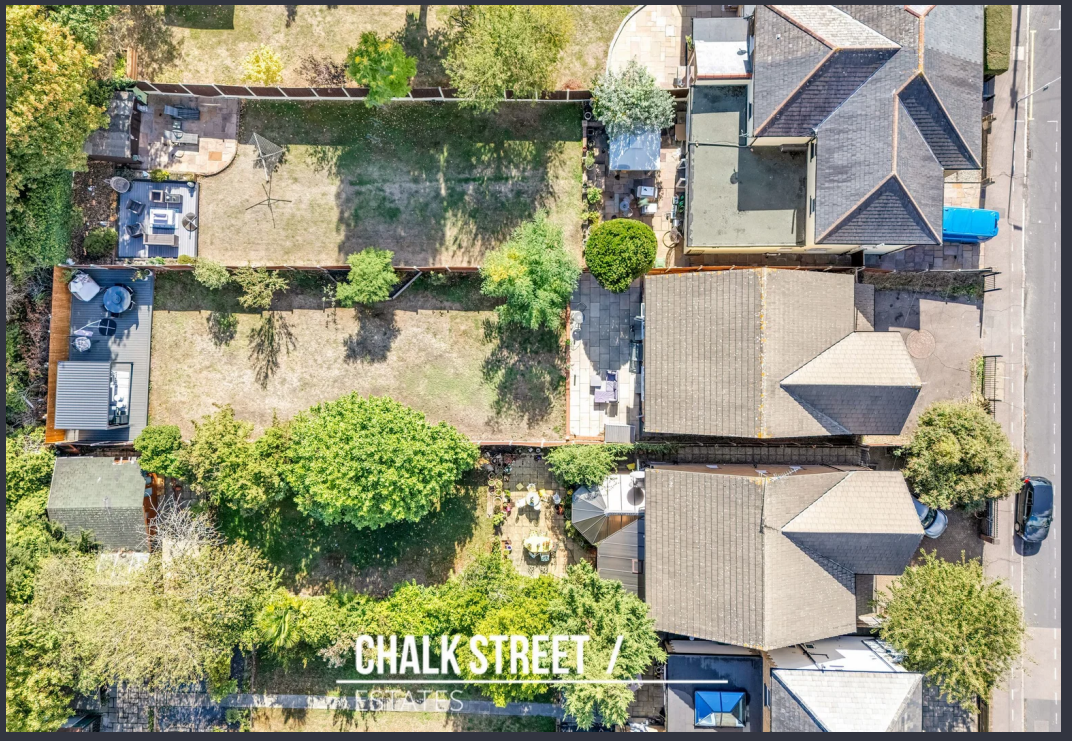
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PRESENTED BY | CHALK STREET ESTATES LIMITED

MANOR RD, ROMFORD, RM1

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4 BEDROOMS | 2 BATHROOM | 2 RECEPTION ROOM | 1 GARAGE

GROUND FLOOR	75.67 SQ.M 815 SQ.FT
FIRST FLOOR	83.70 SQ.M 901 SQ.FT
GARAGE	14.53 SQ.M 156 SQ.FT

TOTAL INTERNAL AREA

173.90 SQ.M / 1872 SQ.FT

FOR IDENTIFICATION ONLY - NOT TO SCALE



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