

“Extremely spacious and flexible style of living - the perfect family home”

*Beautifully maintained and features many great benefits throughout.
Ready to move straight in!*

KEVAN WIMBORNE

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exp UK

your local independent Estate Agent

07498 206122



£575,000 freehold

Overall, this is a really beautiful & extremely well looked after 3/4 bedroom property, featuring flexible, good size living space and it's also very conveniently positioned to get to Collier Row shops and also Romford town centre. Bus routes nearby take you straight into Romford and the Elizabeth line - with transport links close by leading to all major destinations.

No doubt this home will be sought after - so don't delay in booking your appointment to view!

**Redriff Road
Collier Row RM7**



Kevan Mark Property Ltd trading as Kevan Wimborne Independent Estate Agent is an approved agent of eXp World UK Limited - trading as eXp UK, registered at Corporation Service Company (UK) Ltd, 5 Churchill Place, 10th Floor, London E14 5HU no. 12016573.VAT NO 327 4120 29

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The main thing that strikes you about this home is the amazing amount of living space on offer! Talk about flexibility - with 2 bedrooms upstairs, another 3rd bedroom downstairs - and if you really need it, the dining room could easily be used as a 4th bedroom.

You also have a lounge at the front and a cosier lounge at the back - 2 lounges! Then we come to the kitchen, which is just wow! Fully fitted with everything you need including quality appliances - a home chef's delight!

Included and featuring a ground floor shower/wet room and a really nicely finished first floor bathroom, which compliments the upstairs bedrooms.

If you like your gardens and outdoor entertaining, you're also in for a big treat, because this has a huge, very well maintained lawned and paved garden. It must be absolutely fantastic in the summer!

Adequate off road parking at the front gives you space for up to 3 cars, with a side entrance to the back.

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ENTRANCE HALL

LOUNGE 1 to front 15' x 11' (4.57m x 3.35m)

BEDROOM 3 13' x 8'9 (3.96m x 2.71m)

SHOWER/WET ROOM/WC walk in shower cubicle. fully tiled,

DINING ROOM / (BEDROOM 4) 11' x 9'9 (3.35m x 3.01m)

KITCHEN 14'2 x 9'2 (4.32m x 2.80m) Housing gas fired combi boiler

LOUNGE 2 to rear 20' x 8'2 (6.09m x 2.49m)

FIRST FLOOR

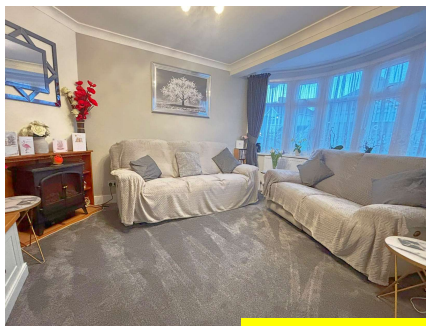
BEDROOM 1 14'3 x 7' > 13'4 max (vaulted ceiling) (4.35m x 2.13m > 4.08m)

BEDROOM 2 10'5 x 6'6 > 12'9 max (vaulted ceiling) (3.20m x 2.01m > 3.93m)

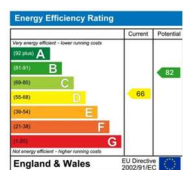
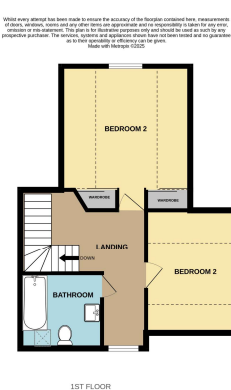
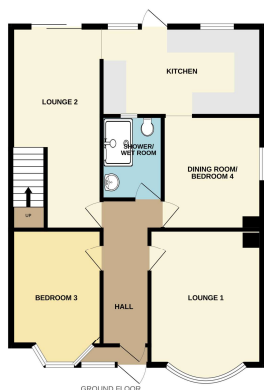
BATHROOM/WC

EXTERIOR Off road parking to front

London Borough of Havering - Council tax Band D - £2,207.92



more photos available online - kevanwimborne.exp.uk.com



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