

Sheila Road, Collier Row, Romford, RM5 2NX



£590,000

WILLIAMS & DONOVAN are pleased to offer for sale this lovely four bedroom semi-detached house, situated in a popular Collier Row location within catchment for the Clockhouse Primary School and within easy reach of Collier Row High Street and other amenities. The property has two reception rooms; utility area; ground floor cloakroom; three double bedrooms; luxury shower room; garage with off street parking and South backing rear garden measuring approx. 80'. EPC rating - TBC. Our ref: 14578



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Accommodation comprises:

Entrance via obscure composite glazed door with sidelights to:

PORCH

Coved and skimmed ceiling. Further glazed door to:

LOUNGE 17' 5" x 12' 2" (5.31m x 3.71m)

Coved and skimmed ceiling. Double glazed lead light window to front aspect. Feature fireplace with electric fire insert. Stairs with glass balustrade to FIRST FLOOR ACCOMMODATION. Dado rail. Radiator. Open plan to:



DINING ROOM 17' 4" x 10' 4" (5.28m x 3.15m)

Coved and skimmed ceiling. Double glazed window to side aspect. Dado rail. Radiator. Double opening doors to:



KITCHEN 16' 7" x 9' (5.05m x 2.74m)

Coved and skimmed ceiling. Spotlight insets. UPVC double glazed window to rear aspect. UPVC double glazed lead light door with sidelights to REAR GARDEN. Range of cream hi-gloss base and eye level units. Quartz working surfaces. Matching upstands and splashbacks. Inset composite sink with free standing chrome mixer tap. Built in AEG twin electric oven. Inset AEG induction hob with AEG range extractor hood over. Integrated AEG

dishwasher. Integrated AEG washing machine. LED plinth lighting and fan heaters to base units. Karndean flooring.



UTILITY AREA 8' 4" x 7' 2" (2.54m x 2.18m)

UPVC double glazed double opening doors to REAR GARDEN. Obscure lead light glazed door to GARAGE. Space and plumbing for American style fridge/freezer. Radiator.

GROUND FLOOR CLOAKROOM 9' 5" x 2' 6" (2.87m x 0.76m)

Obscure uPVC double glazed window to rear aspect. Two piece white suite comprising close coupled w/c and vanity mounted wash hand basin with granite working surface and cupboard under.

FIRST FLOOR LANDING

Coved and skimmed ceiling. Loft access hatch. UPVC double glazed lead light window to rear aspect. Doors to:

BEDROOM ONE 12' 7" x 12' 1" (3.84m x 3.68m)

Skimmed ceiling. Two double glazed lead light windows to front aspect. Range of built in wardrobes to remain. Further range of mirror fronted wardrobes to remain. Radiator.



BEDROOM TWO 11' 3" x 10' 9" (3.43m x 3.28m)

Coved and skimmed ceiling. Double glazed lead light window to front aspects. Radiator.

BEDROOM THREE 10' 8" x 10' 7" (3.25m x 3.23m)

Coved and skimmed ceiling. Spotlight insets. UPVC double glazed lead light window to rear aspect. Radiator.



BEDROOM FOUR 9' 1" x 7' 4" (2.77m x 2.24m)

Skimmed ceiling. Vaulted Velux window to ceiling. Radiator.

LUXURY SHOWER ROOM 10' 4" x 9' (3.15m x 2.74m)

Coved and skimmed ceiling. Spotlight insets. UPVC double glazed lead light window to rear aspect with blinds to remain. Three piece white suite comprising enclosed w/c, "his and hers" sinks mounted on a granite surface with twin mirrored cupboards over and double walk in shower cubicle with overhead rainmaker shower head and wall mounted detachable jet body spray. Part tiled walls. Tiled floor with underfloor heating.



OUTSIDE OF PROPERTY:

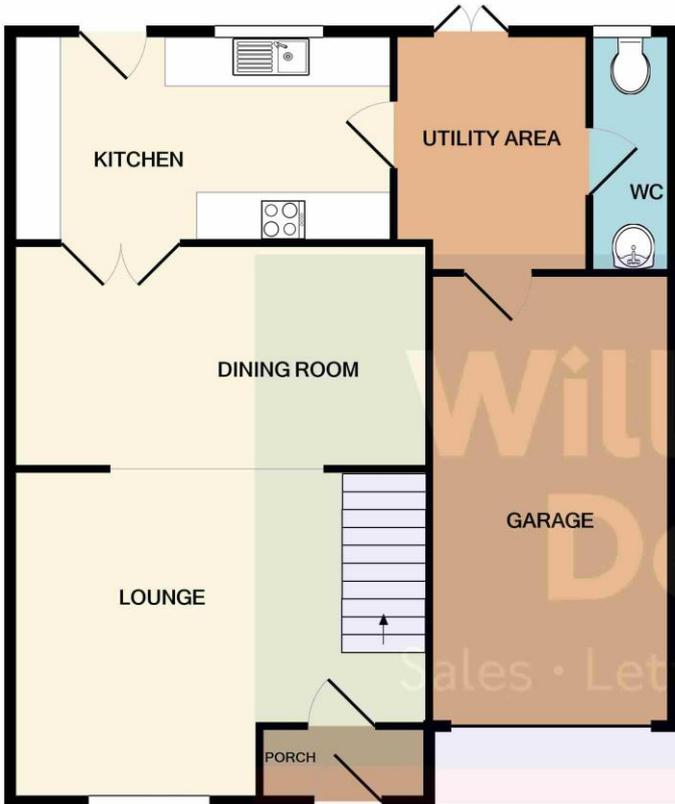
To the **FRONT** of the property is a concrete imprinted driveway providing off street parking and access to GARAGE. Pathway to front door. Lawn area. Retaining brick wall to front and side boundaries.

The **REAR GARDEN** measures approx. 80' and is South backing. Commencing with block paved patio area with retaining brick wall and flower beds inbuilt, planted with a variety of shrubs and plants. Steps down to lawn. Various mature trees and shrubs. Fencing to all boundaries.



GARAGE 27' x 10' 10" (8.23m x 3.3m)

With electric up and over door. Power and lighting. Door to UTILITY AREA.



GROUND FLOOR
APPROX. FLOOR
AREA 856 SQ.FT.
(79.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 646 SQ.FT.
(60.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1502 SQ.FT. (139.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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