



MASHITERS HILL, ROMFORD

Extended Three-Bedroom Semi-Detached Home | Garage With Own Driveway | 27' 3" Reception Room | 15' 3" x 12' 2" Kitchen | First Floor Bathroom W.C. | 17' 10" Garage | Sought After Residential Turning | Walking Distance To Local Schools | App. 1.4 Miles From Romford Elizabeth Line Station |

Freehold | 3 bedroom semi-detached house for sale



SSTC

CHARLES STRATTON
ESTATE AGENTS



Bay-fronted semi-detached home situated in a convenient position for local schools, close to local bus routes and approximately 1.4 miles from Romford Elizabeth Line Railway Station.

The property is approached by a large driveway which provides generous off-street parking and own driveway to garage and leads to the Entrance Porch. Accommodation commences with an Entrance Hall with doors leading to a large dual aspect Reception Room and a generous modern high gloss fitted Kitchen with peninsular breakfast bar.

To the first floor there are Three Bedrooms and Bathroom W.C.

Rear Gardens are mainly lawned with a raised decked patio and pathway to a large hardstanding area to the rear which benefits from vehicular access from Mowbrays Road.

Tenure: Freehold

Parking options: Off Street

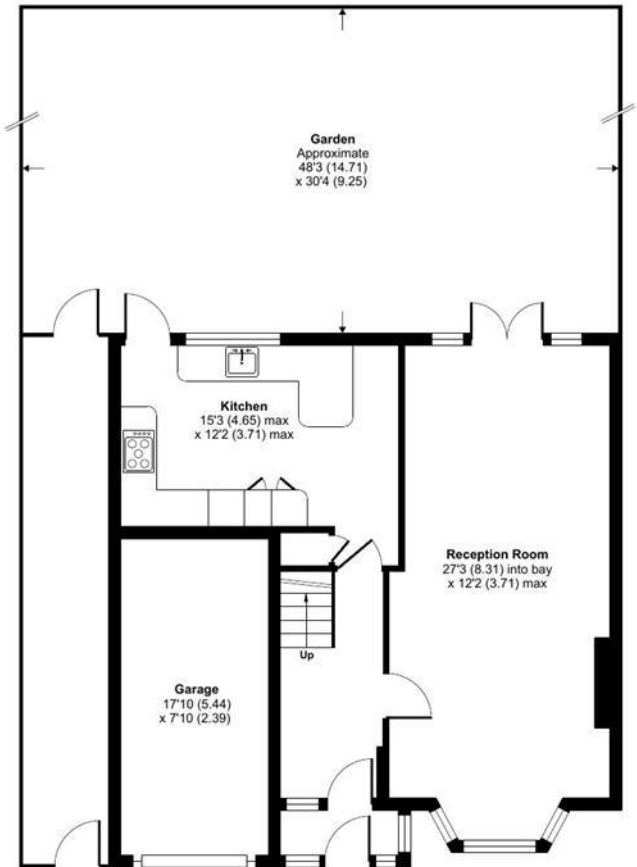
Garden details: Private Garden



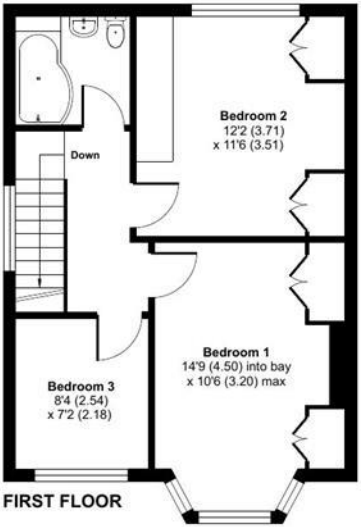


Mashiters Hill, Gidea Park, RM1

Approximate Area = 1046 sq ft / 97.1 sq m
Garage = 143 sq ft / 13.2 sq m
Total = 1189 sq ft / 110.3 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Charles Stratton Estates Ltd. REF: 1177196

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
102-150 A		102-109 A	
81-101 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
39-54 E		39-54 E	
21-38 F		21-38 F	
1-10 G		1-10 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂)	

Viewing by appointment only
Charles Stratton Estates Ltd

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