



**Mawney Road, , RM7 7HU**

**Asking price £395,000**

The Property Cloud are pleased to offer to the market this deceptively spacious four bedroom semi detached house. Offering good sized rooms throughout the property is an ideal family home and is conveniently located for access to local schools, transport and shopping facilities. To the ground floor you will find a formal lounge, family room, fitted kitchen, utility room and downstairs shower-room/WC. To the first floor are four bedrooms and the family bathroom. Externally to the rear you will find a well presented garden measuring approximately 70', whilst to the front is off street parking for at least two vehicles. Call today to arrange your early viewing





### Hallway

Coved Ceiling, radiator, stripped & varnished wood flooring, under-stairs storage cupboard, two wall mounted lights.

### Lounge

14'0" to bay x 12'8" (4.27m to bay x 3.86m )  
Double glazed bay window to front, coved ceiling, ceiling rose, radiator, carpeted.

### Family Room

19'4" x 10'1" (5.89m x 3.07m)  
Stable door to garden, window to rear, coved ceiling, ceiling rose, two radiators, stripped & varnished wood flooring, door to garden

### Kitchen

15'2" x 8'3" (4.62m x 2.51m)  
Stable door to Garden, window to side, range of wall and base units with roll top worksurfaces, one and a half bowl single drainer stainless steel unit with mixer tap, tiled splashbacks, space for fridge, space for freezer, space for dishwasher, radiator.

### Utility Room

Frosted window to side, Base units with single drainer stainless steel unit, mixer tap, tiled splashbacks, space for washing machine, space for tumble dryer.

### Downstairs WC/Shower Room

Shower cubicle, wash hand basin, low level WC, tiled splashbacks, extractor fan, stripped and varnished wood flooring.

### Landing

Access to loft, coved ceiling, carpeted.

### Bedroom One

14'2" to bay x 11'2" (4.32m to bay x 3.40m)  
Double glazed bay window to front, coved ceiling, radiator, carpeted.

### Bedroom Two

12'0" x 10'1" (3.66m x 3.07m)  
Window to rear, carpeted, radiator.

### Bedroom Three

11'4" x 8'2" (3.45m x 2.49m)  
Window to rear, carpeted, radiator.

### Bedroom Four

8'8" max x 7'4" (2.64m max x 2.24m)  
Double glazed window to front, radiator, carpeted.

### Family Bathroom

### Garden

Patio area, laid to lawn, range of shrubs, outside tap & security light, approx 70-75'

### General

Council Tax Band: E (Havering Council)

### Nearest stations

Romford (0.7 mi)  
Gidea Park (1.6 mi)  
Chadwell Heath (1.9 mi)

### The Mawney School

0.2 miles  
St Edward's Church of England Voluntary Aided Primary School  
0.6 miles  
Crowlands Primary School  
0.4 miles  
St Peter's Catholic Primary School  
0.6 miles

### Disclaimer

Please Note: All measurements are approximate and are taken at the widest points. They should not be used for the purchase of furnishings or floor coverings. Please also note that The-Property-Cloud.co.uk have not tried or tested any appliances or services. These particulars do not form part of any contract and are for general guidance only. We would strongly recommend that the information which we provide about the property, including distances, is verified by yourselves upon inspection and also by your solicitor before legal commitment to the purchase.

