



Mawney Road

, Romford, RM7 7BH

Offers In Excess Of £300,000

Havering

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Nestled on Mawney Road in the vibrant town of Romford, this charming one-bedroom first-floor maisonette presents an excellent opportunity for those seeking a comfortable and well-appointed home. The property is in fantastic condition, ensuring that you can move in with ease and enjoy your new surroundings from day one.

Upon entering, you will find a spacious entrance that offers a welcoming atmosphere, perfect for inviting guests. The bedroom is generously sized, providing ample space for furnishings and personal touches. The well-maintained bathroom adds to the convenience of this delightful home.

One of the standout features of this property is the private garden, which offers a serene outdoor space for you to unwind or enjoy al fresco dining. Additionally, the right of way through side access enhances the practicality of the garden, making it easily accessible.

The location of this maisonette provides easy access to local amenities, transport links, and the bustling heart of Romford, ensuring that you are never too far from shops, restaurants, and recreational facilities. This



ENTRANCE

Stairs to first floor.

RECEPTION ROOM 16'6" x 14'11" into bay (5.04m x 4.56m into bay)

Double glazed windows to front. Carpeted flooring. Radiator.

BEDROOM 11'11" x 10'7" (3.65m x 3.23m)

Double glazed windows to garden. Carpeted flooring. Radiator.

WC 4'7" x 2'11" (1.41m x 0.90m)

Low level toilet. Wash hand basin. Tiled flooring. Double glazed window to side.

BATHROOM 7'4" x 6'0" (2.24m x 1.84m)

Panel Bath. Wash hand basin. Radiator. Double glazed window to side. Tiled floor. Part tiled walls.

KITCHEN

Range of wall and base units. Gas cooker. Electric oven. Space for washing machine and fridge - freezer. Cupboard housing combination boiler. Double glazed window and door lead to garden.

GARDEN

Access via stairs from kitchen or right of way (side access). Through a fenced pathway to the private garden towards the rear of the land.

Garden has lots of potential and would be a great place to entertain guests with a BBQ!!!

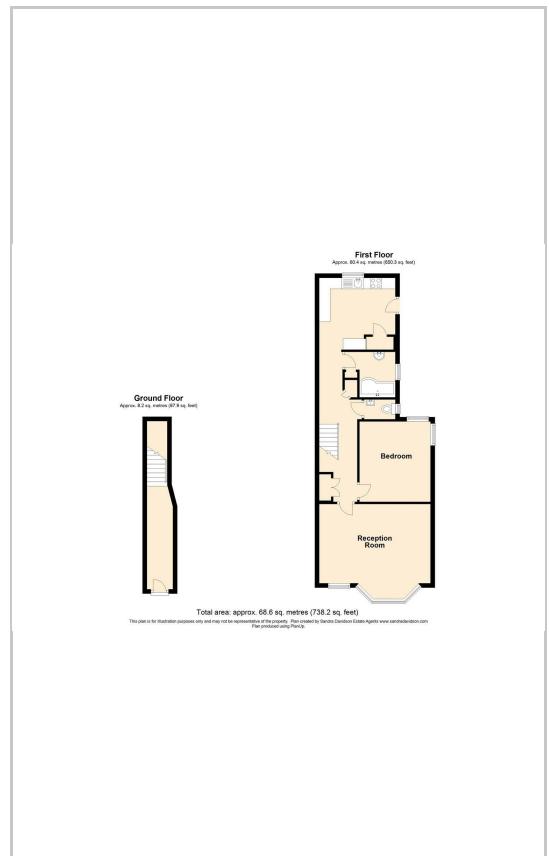
AGENTS NOTE

No services or appliances have been tested by Sandra Davidson Estate Agents.

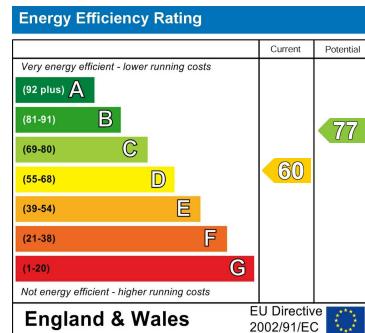
Area Map



Floor Plans



Energy Efficiency Graph



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