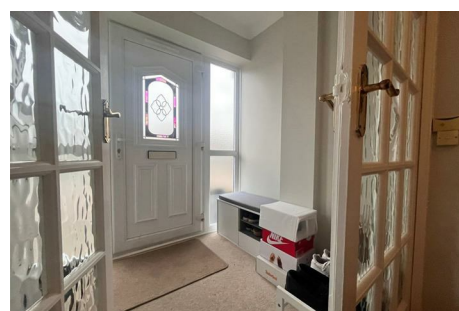
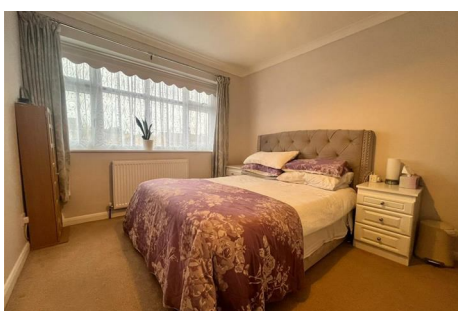




Patmore Way

Collier Row, Romford, RM5 2HF

Nestled in the desirable area of Collier Row, Romford, this immaculately presented three-bedroom mid-terraced house offers a perfect blend of comfort and style. Upon entering, you are welcomed into a spacious hallway leading to separate reception room, ideal for both relaxation and entertaining guests. The property boasts three well-proportioned bedrooms, providing ample space for families or those seeking a home office.

The heart of the home is complemented by a well-appointed kitchen, lounge and dining area, and downstairs WC as well as storage closet. One of the standout features of this property is the expansive garden, which offers a wonderful outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air during the warmer months.

For those with vehicles, the property provides driveway for two vehicles, a rare find in urban settings. Additionally, a separate garage adds further convenience, perfect for storage, additional viewing parking or as a workshop.

This charming terraced house is not only a comfortable living space but also a fantastic opportunity for anyone looking to settle in a vibrant community. With its excellent presentation and generous outdoor space, this property is sure to attract interest from a variety of buyers. Don't miss the chance to make this delightful house your new home.

Offers In Excess Of £435,000

Patmore Way

Collier Row, Romford, RM5 2HF



- Immaculately presented throughout
- Huge Garden
- Separate Garage comes with property
- Separate reception room
- Private driveway for two vehicles
- Solar Panels installed on both sides of the roof

PORCH

6'5" x 5'5" (1.98m x 1.67m)

Spacious and carpeted porch, with round window

ENTRANCE HALLWAY

14'0" x 5'8" (4.29m x 1.73m)

Inviting and spacious entrance hallway, carpeted, with radiator and staircase (with under-stair storage), leading to reception and kitchen and living/dining area.

RECEPTION

9'11" x 14'0" (3.03m x 4.29m)

Bright and tastefully decorated reception with large double-glazed windows facing the front of the house, wooden flooring and stylish vertical radiator.

KITCHEN

16'1" x 8'1" (4.92m x 2.48m)

Large kitchen area with tiled flooring, ample cabinet space, gas hob and Hotpoint cooker, space for washing machine and dishwasher and fitted extractor, leading to the Living/Dining area.

LOUNGE/DINING AREA

12'6" x 10'8" (3.83m x 3.27m)

Bright and spacious living/dining area with wooden floors and modern eco-radiator, offering plenty of light from the full length double-glazed windows and double patio doors, leading to the downstairs WC and storage closet. Patio doors open into the large garden.

DOWNSTAIRS WC

4'7" x 2'7" (1.40m x 0.82m)

Downstairs WC with fully tiled flooring and walls, double-glazed window, low-level toilet and wash basin.

STORAGE CLOSET

5'3" x 2'8" (1.62m x 0.82m)

Storage closet outside the downstairs WC.

GARDEN

65'1" x 16'11" (19.85m x 5.16m)

Large garden partially paved leading a grass lawn and small wooden shed at the end of the garden for additional storage.

UPSTAIRS LANDING

Spacious and carpeted landing area opening into the three bedrooms and family bathroom, with loft access which has been partially-boarded and fully insulated and contains electric inverter for the solar panels.

BEDROOM 1

12'7" x 9'4" (3.85m x 2.87m)

Large and bright bedroom facing the front of the house, carpeted, double-glazed windows, large radiator and fitted cupboards.

BEDROOM 2

11'0" x 9'5" (3.37m x 2.89m)

Large and bright double bedroom, carpeted, double-glazed windows, large radiator, fitted wardrobes and storage closet containing combination boiler and extra storage space.

BEDROOM 3

9'6" x 6'5" (2.92m x 1.97m)

Single bedroom facing the front of the property, currently used as office space, with wooden flooring, large double-glazed windows and storage closet.

BATHROOM

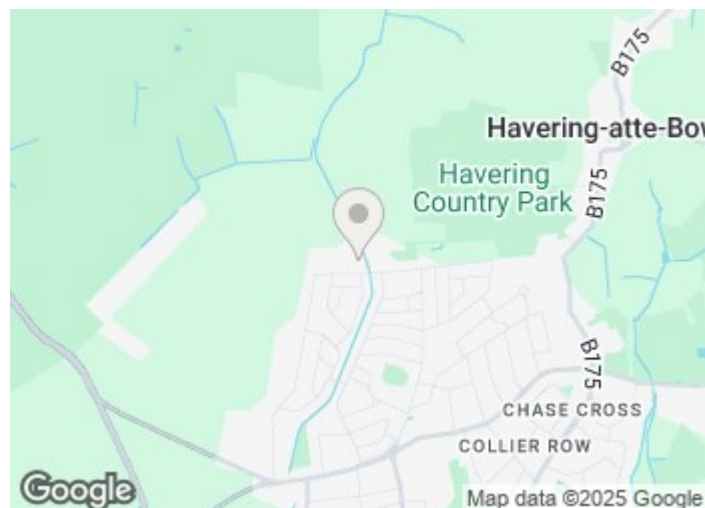
6'3" x 5'8" (1.93m x 1.75m)

Fully tiled flooring and walls with towel radiator, bathtub with electric shower, shower screen, low-level toilet, wash-basin with storage below and double-glazed windows facing the garden.

SEPARATE GARAGE

15'10" x 7'11" (4.84m x 2.42m)

A separate garage with up and over door comes with the property, located just a minutes walk from the house.





Floor Plan

