



Victoria Avenue, Romford, RM5

BUTLER & STAG



**Guide Price £450,000-£475,000.**

**A simply stunning semi-detached, three bedroom family house in a premier location only a brisk walk from Collier Row high street.**

**This delightful home has been thoughtfully extended and improved by the current owners, simply offering a turn the key opportunity for its next owners.**



## Freehold

- Extended Three Bedroom Semi Detached House
- Fully Refurbished To A High Standard
- Separate Reception Room
- 6m Rear Extension Offering A 26ft Lounge/Kitchen//Diner
- First Floor Family Bathroom
- Detached Studio Room

Accommodation is arranged over two floors comprising an inviting entrance hall with doors initially leading to a formal reception room (currently used as the playroom) which boasts of a remote controlled gas fire and feature TV wall. Also leading on from the entrance hall, is the most impressive kitchen/lounge/diner which has been heavily extended and offering the very best of modern day living with an abundance of natural light flowing through both the rear bi-folding doors and impressive skylight. In particular note, is the striking quartz worktops running throughout the kitchen which has also been furnished with a range of integrated AEG appliances.

The first floor hosts three bedrooms and a stylish family bathroom, with the master offering fully fitted wardrobes. There's also various examples of neighbouring properties in the road who've set precedent for further extensions such as loft conversions subject to the usual planning consents.

Externally, the house is approached via a recently landscaped garden boarded by a low level brick built wall and side access leading to the rear garden extending close to 50ft, with partial decking and lawn then leading to the spectacular detached studio room which is currently occupied as a gymnasium but also lends itself to a various amount of other usages such as home office or games room. The rear garden is then complete with a garage accessed down the side of the property.

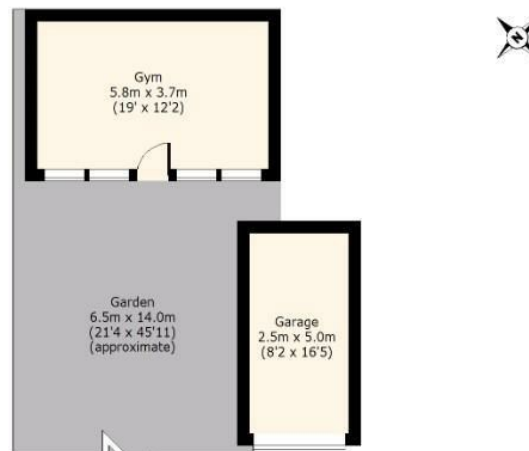
Victoria Avenue is ideally located for all of Collier Rows shops & Local amenities and sits only 15 minutes to Romford station or Hainault central line station for direct links into all corners of London. There are also great commuter roads for Essex and London areas by way of the A12, A127 and M25.



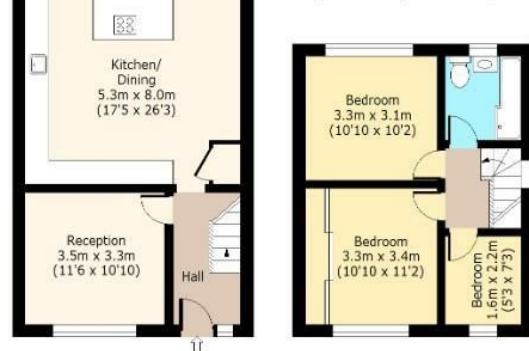


## Victoria Avenue

**Ground Floor**  
Approx. 62.10 Sq. meters (668 Sq. feet)



**First Floor**  
Approx. 36.18 Sq. meters (389 Sq. feet)



Total area: approx. (Including Garage/Gym) 132.24 Sq. meters (1423 Sq. feet)  
Total area: approx. (Excluding Garage/Gym) 98.28 Sq. meters (1058 Sq. feet)  
For illustration purposes only - not to scale  
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.