

# ramseymoore

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## Leonard Avenue

Romford

Price:

O.I.E.O £390,000



 3 Bedrooms

 Off street

 1.3 miles

 First floor

Ramsey Moore offer to the market this beautifully presented period property in the sought-after RM7 postcode. Situated on a quaint tree-lined street, this property manages to combine period charm with modern convenient living and is available at a very good price. 3 bedrooms and a family bathroom and toilet occupy the first floor while downstairs, there are two receptions rooms, an extended modern fitted kitchen with utility area and access to a rear garden which, with decked areas at the front and back and shrub borders, would be perfect for entertaining. There is access to the rear of the property through the back garden allowing for secured off-street parking for 1-2 cars.

**Accommodation**

**Exterior Front**  
Concrete pathway with pea shingle areas.

**Entrance Hall**  
Hard wood flooring, wall mounted radiator, wall mounted security system, stairs to first floor landing, cornice coving and access to

**Kitchen 20' 0" x 7' 4" (6.09m x 2.23m)**  
Double glazed door to rear garden, vinyl flooring, range of wall and base units with granite effect roll top work surface over, gas hob and oven, tiled splashbacks, one and quarter bowl sink unit with drainer and mixer and inset down lights.

**Extension Area**  
Double glazed window to rear aspect, granite effect work top surfaces and radiator.

**Reception One 15' 2" into bay x 11' 5" (4.62m x 3.48m)**  
Double glazed upvc bay windows to front aspect, cornice coving, hard wood flooring, feature fireplace with decorative surround, wall mounted radiator and double French doors to

**Reception Two 10' 4" x 13' 3" (3.15m x 4.04m)**  
Upvc double glazed doors to rear garden, hard wood flooring, cornice coving, door to hallway and wall mounted radiator.

**Hallway**  
Loft access and doors to

**Bedroom One 11' 8" x 16' 2" (3.55m x 4.92m)**  
Upvc double glazed bay window with leaded light inserts, laminate flooring and wall mounted radiator.

**Bedroom Two 11' 1" x 11' 1" (3.38m x 3.38m)**  
Double glazed window to rear aspect, laminate flooring, cornice coving, ceiling fan and lights, cupboard housing boiler and radiator.

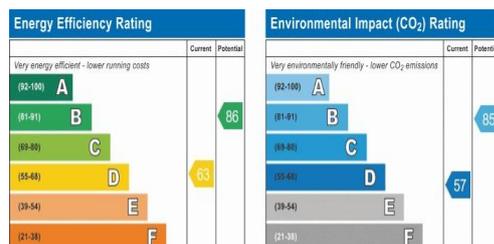
**Bedroom Three 7' 8" widening to 10' 2" into bay x 5' 8" (2.34m widening to 3.10m into bay x 1.73m)**  
**Bedroom Three 5' 8" x 7' 8" widening to 10' 2" into bay** Double glazed bow windows with leaded light inserts to front aspect, ceiling fan and light, cornice coving and radiator.

**Bathroom**  
Double glazed windows to rear aspect, vinyl flooring, wall mounted towel radiator, cornice coving, tiled walls, bath with mixer taps and shower attachment, wash hand basin with single taps, low level wc, air vent and down lights.

**Rear Garden In excess of 75' (22.84m)**  
Raised decked area with remainder laid to lawn, path to rear, shrub borders, raised area decked area to rear of garden, gate and fence, access to car port.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.