



## Victory Way, Romford

Rent **£2,000 pcm**



A lovely four bedroom semi detached house with off street parking.

A large kitchen with a good size double oven and hob, dishwasher, washing machine and American fridge freezer. Lounge with patio doors to garden, Two bathrooms, three toilets.

Gas central heating and double glazed. Summer House.

Available now furnished or unfurnished.

- **FOUR BEDROOM SEMI DETACHED HOUSE**
- **TWO BATHROOMS / 3 TOILETS**
- **LARGE KITCHEN / BREAKFAST ROOM**
- **ALL WHITE GOODS**
- **LARGE DOUBLE OVEN AND HOB**
- **OFF STREET PARKING**
- **SUMMER HOUSE TO GARDEN WITH ELECTRIC**
- **LOUNGE WITH PATIO DOORS TO GARDEN**
- **GAS CENTRAL HEATING / DOUBLE GLAZING**
- **UNFURNISHED OR FURNISHED**

## ACCOMMODATION

### Porch

Windows to front and side aspects, double doors leading to;

### Hallway

Stairs to first floor, access to under stair storage, doors leading to;

### Lounge

15'8 x 10'2 Window to front aspect, feature fireplace, double doors opening to garden

### Kitchen/Diner

15'5 x 9'8 Windows to front and rear aspects, fitted cupboards, space for double oven, electric extractor fan hood, plumbing for dish washer, plumbing for washing machine, space for American style fridge/freezer, tiled floor, splash tiling to walls, door to garden

### Shower Room

5'10 x 5'4 Walk in shower cubical, low level w.c, hand wash basin, tiled floor, splash tiling to walls

### Landing

Window to rear aspect, stairs to second floor, doors leading to;

### Bedroom One

12'5 x 10'4 Window to front aspect, access to fitted storage cupboard housing boiler

### Bedroom Three

12'10 x 8'3 Window to front aspect, access to fitted wardrobes

### Bedroom Four

9'9 x 7'3 Window to rear aspect

### Upstairs W.C.

Window to rear aspect, low level w.c, hand wash basin, splash tiling to walls

### Second Floor Landing

Window to rear aspect, doors leading to;

### Bedroom Two

11'6 x 11'3 Window to rear aspect

### Bathroom

11'5 x 8'10 Window to rear aspect, panel bath with shower attachment, low level w.c, hand wash basin, tiled floor, splash tiling to walls, heated towel rail

### Garden

Aprox. 65' Paved, access to summer house, wooden storage shed to rear, access to brick built shed, side access to driveway

### Summer House

15'0 x 12'0 Windows to side and front aspects, power and lighting



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.