



## MASHITERS HILL, ROMFORD

**\*\*\* NO ONWARD CHAIN \*\*\*** Detached Bungalow | Two Bedrooms | Highly Appointed Kitchen and Bathroom W.C. | Lounge/Diner | Conservatory | Utility | Off Street Parking | Rear Garden | Versatile Outbuilding |

**£450,000** Freehold | 2 bedroom bungalow for sale

**SSTC**

CHARLES STRATTON  
ESTATE AGENTS



Two Bedroom Detached Bungalow situated within convenient access to Rise Park's local shops and Romford Town Centre with its Crossrail Elizabeth Line's excellent rail links into and across London to Heathrow Airport.

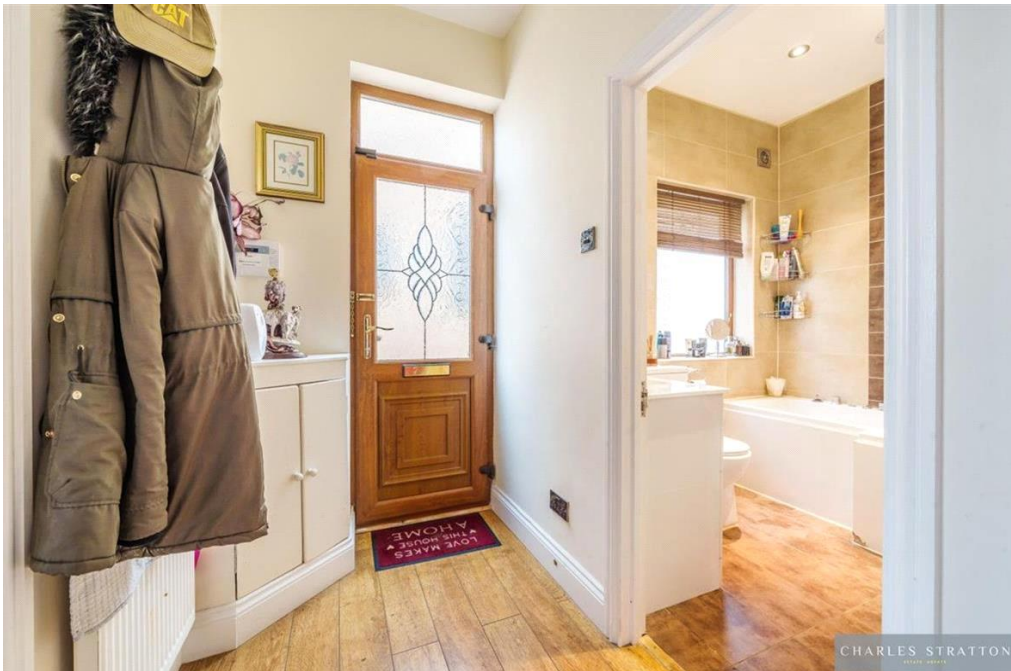
The property has been well maintained by its existing owners offering well-presented accommodation throughout. There are Two Bedrooms, Bathroom W.C. and a Lounge/Diner which leads to a well-appointed Kitchen with separate Utility, and a Conservatory overlooking the Rear Gardens.

The rear garden commences with a patio area and a path leading from partly artificial and naturally lawned gardens. There is a pedestrian access from the side of the property and large outbuilding to the rear which can be used as a home office or gymnasium with a separate store and power and lighting.

Tenure: Freehold







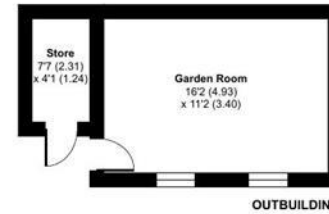
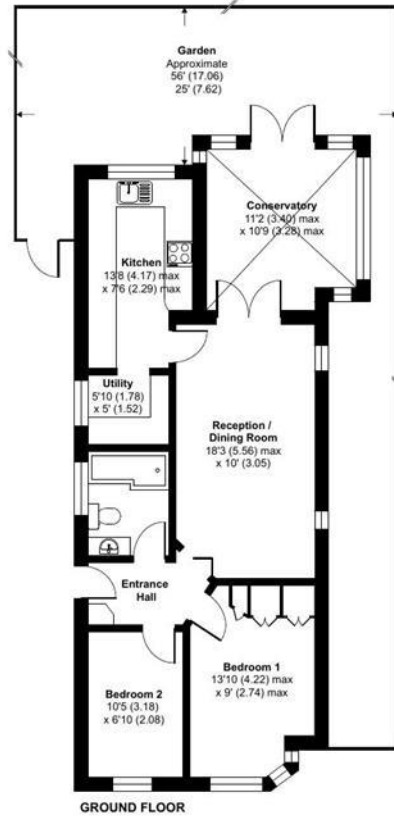
# Mashiters Hill, Romford, RM1

Approximate Area = 746 sq ft / 69.3 sq m

Outbuilding = 219 sq ft / 20.3 sq m

Total = 965 sq ft / 89.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrlhcom 2023. Produced for Charles Stratton Estates Ltd. REF: 1054372

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
102-150 <b>A</b>	76
81-101 <b>B</b>	
69-80 <b>C</b>	
55-68 <b>D</b>	
39-54 <b>E</b>	
21-38 <b>F</b>	
1-20 <b>G</b>	

44

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only  
Charles Stratton Estates Ltd

192 Main Road, Gidea Park, Romford RM2 5HA

Tel: 01708 726 817 Email: sales@charlesstratton.co.uk Website: www.charlesstratton.co.uk/

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.