







FONTAYNE AVENUE, MARSHALLS PARK

*** NO ONWARD CHAIN *** Generous Corner Plot | Extended Semi-Detached Home | Four Bedrooms | Four Reception Rooms | Bathroom W.C. | Shower Room W.C. | Ground Floor W.C. | Kitchen With Central Island | Detached Garage With Gated Access | Close To Romford Elizabeth Line Station |

CHARLES STRATTON





Occupying a generous corner plot within Marshalls Park is this Four-Bedroom Semi-Detached home.

The property is approached through well-maintained gardens leading to an Entrance Porch with doors opening to the ground floor accommodation comprising Four Reception Rooms, large Kitchen with central island fitted with modern high gloss units, and Cloakroom W.C.

To the first floor there are Four Bedrooms, Bathroom W.C. and further Shower Room W.C.

Enjoying a corner plot position, the property benefits from generous gardens to the front, side, and rear with the potential to further extend and enhance the current accommodation subject to the usual planning consents. There is a detached garage accessed via double gates from the road to the side of the property with own driveway offering secure off-road parking.

There are a number of good schools close by, whilst Romford Crossrail Elizabeth Line is approximately one mile away.

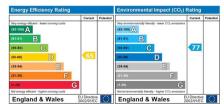
Tenure: Freehold





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/fittings 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.



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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2