



## 57 Cross Road, Mawneys

£450,000 - £475,000 Freehold

SEMI DETACHED FAMILY HOME • POPULAR MAWNEYS AREA OF ROMFORD • TWO RECEPTION ROOMS • THREE GOOD SIZE BEDROOMS • OPEN PLAN KITCHEN • FAMILY BATHROOM • OFF STREET PARKING • NO ONWARD CHAIN



GUIDE PRICE: £450,000 - £475,000

Presenting a charming 3-bedroom semi-detached family home located in the sought-after Mawneys area of Romford. This property offers a comfortable and spacious living environment, ideal for a growing family.

Upon entering, you are greeted by two welcoming reception rooms, perfect for entertaining or unwinding after a long day. The open plan kitchen is well-appointed, providing ample space for culinary pursuits.

Ascending the stairs, you will find three generously sized bedrooms, offering plenty of room for rest and relaxation. The family bathroom is conveniently located for all residents' use.

Benefiting from off-street parking, this property ensures convenience and accessibility for its inhabitants. Additionally, the absence of an onward chain presents an opportunity for a smooth and efficient property transaction.

This property represents a wonderful opportunity to establish a comfortable and inviting family home in a highly regarded residential area. Contact us today to arrange a viewing and experience the warmth and charm of this delightful home firsthand.

Council Tax band: D

Tenure: Freehold



### Entrance Hall

### Lounge

13' 9" x 9' 5" (4.18m x 2.86m)

### Dining Room

12' 3" x 9' 9" (3.73m x 2.98m)

### Kitchen

9' 1" x 6' 1" (2.78m x 1.85m)

### Landing

### Bedroom One

13' 8" x 10' 2" (4.16m x 3.11m)

### Bedroom Two

12' 8" x 10' 7" (3.85m x 3.22m)

### Bedroom Three

6' 9" x 5' 10" (2.07m x 1.77m)

### Bathroom

6' 0" x 5' 10" (1.83m x 1.78m)

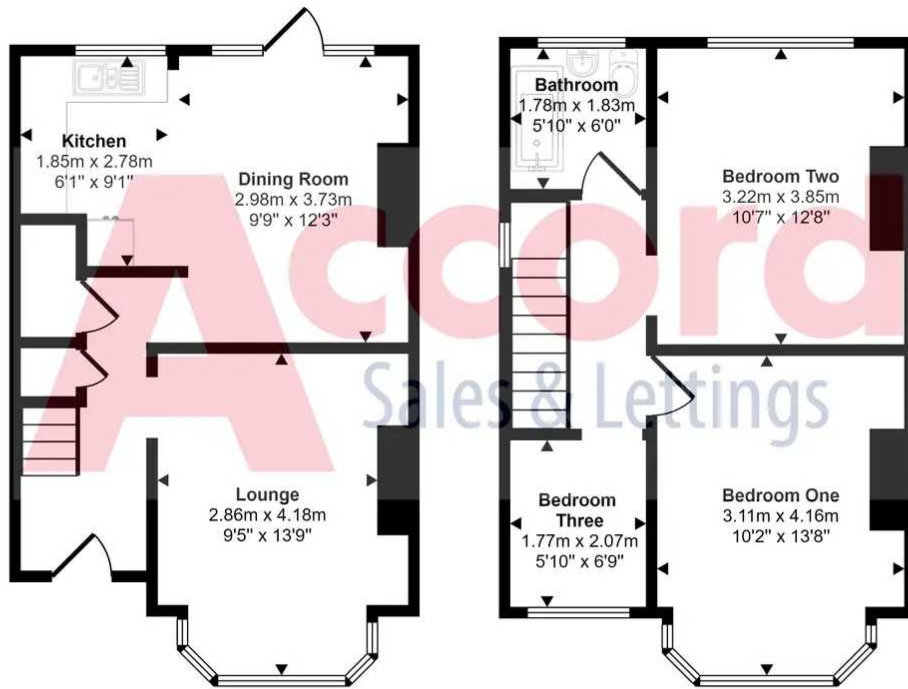
### Property Information

Tenure: Freehold Council Tax Band: D EPC: D





Approx Gross Internal Area  
76 sq m / 817 sq ft



Ground Floor  
Approx 37 sq m / 399 sq ft

First Floor  
Approx 39 sq m / 418 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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