

70 Lawns Way, Romford

£575,000

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Romford

Council Tax band: D

Tenure: Freehold

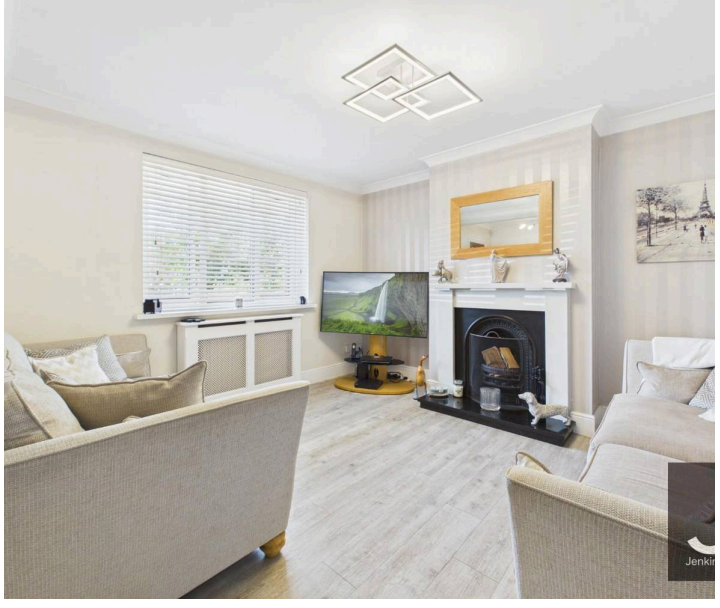
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Modern open-plan kitchen dining
- Integrated appliances
- Kitchen island with breakfast bar
- Spacious living areas
- Feature fireplace
- Modern bathrooms with walk-in shower and vanity unit
- Landscaped garden with patio and outdoor seating
- Off-road parking (gravel driveway)
- Double glazing
- Well-maintained garden with privacy fencing









Living Room
17' 4" x 12' 11" (5.28m x 3.94m)

Play room
12' 8" x 6' 3" (3.85m x 1.91m)

Kitchen
17' 3" x 9' 7" (5.25m x 2.92m)

Dining Room
17' 11" x 6' 10" (5.47m x 2.08m)

WC
6' 8" x 2' 4" (2.02m x 0.71m)

Laundry Room
7' 5" x 3' 10" (2.26m x 1.17m)

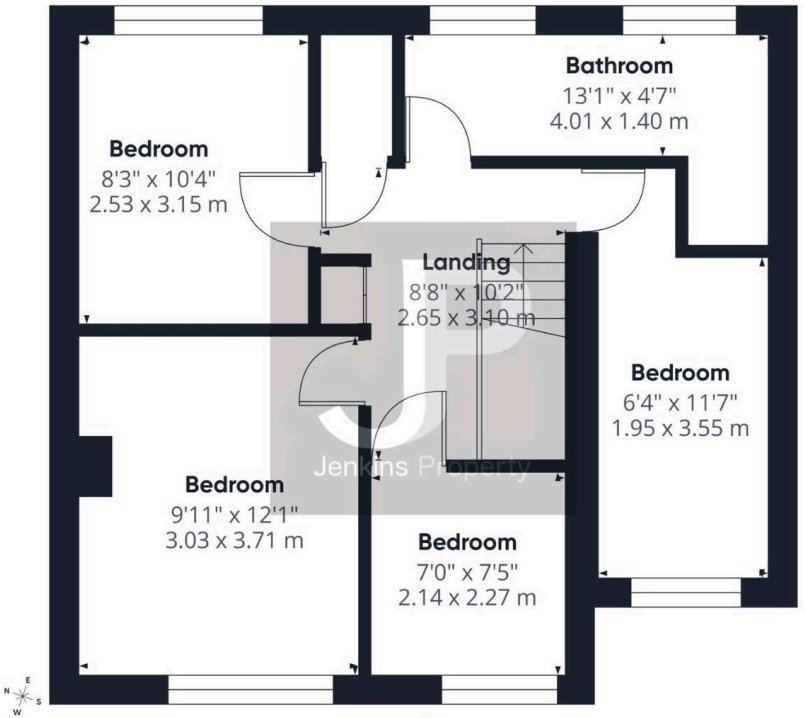
Landing
10' 2" x 8' 8" (3.10m x 2.65m)

Bedroom
10' 4" x 8' 4" (3.15m x 2.53m)

Bathroom
13' 2" x 4' 7" (4.01m x 1.40m)

Bedroom
11' 8" x 6' 5" (3.55m x 1.95m)

Bedroom
7' 5" x 7' 0" (2.27m x 2.14m)



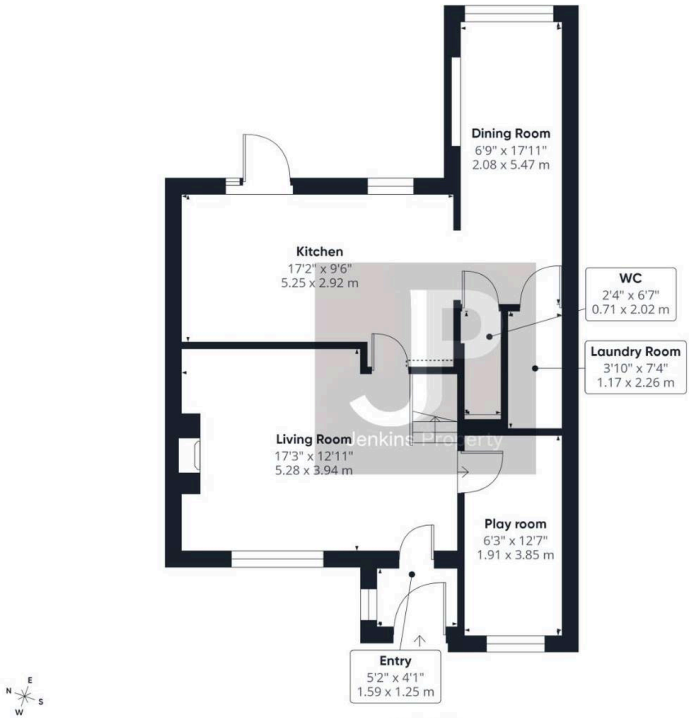
Floor 1

Approximate total area(1)
477 ft²
44.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Ground Floor

Approximate total area(1)
655 ft²
60.8 m²

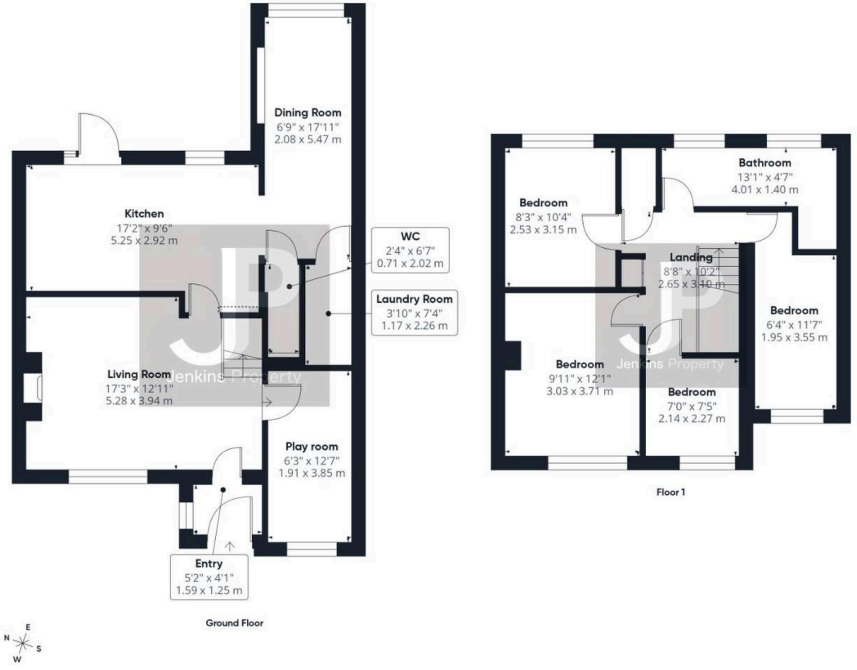
Reduced headroom
1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Ground Floor

Floor 1

Approximate total area(1)
1132 ft²
105.1 m²

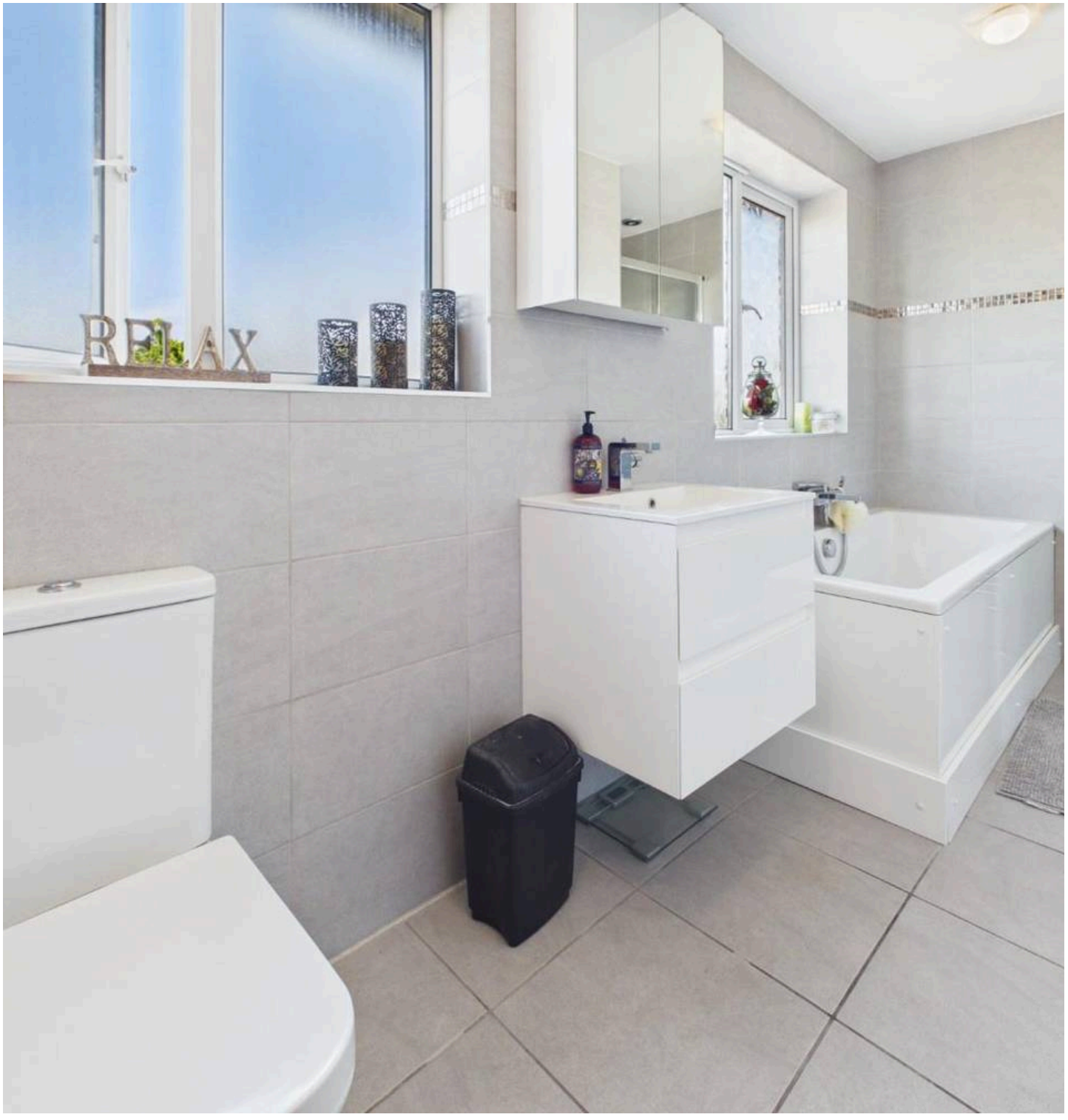
Reduced headroom
1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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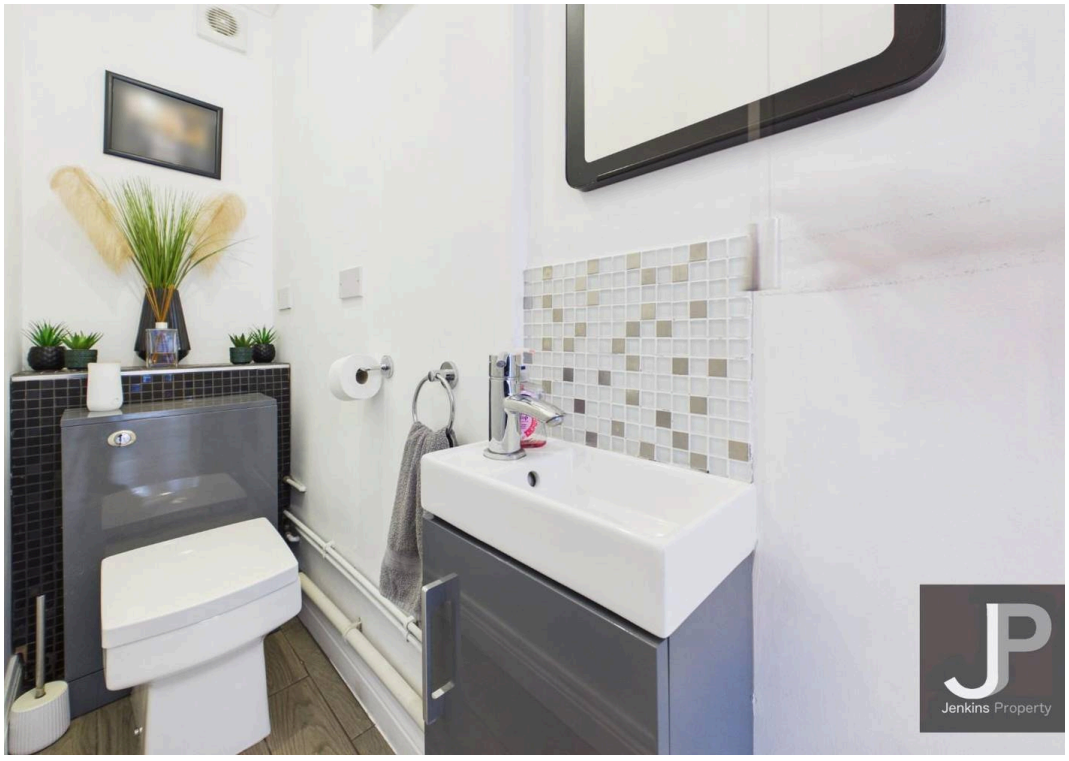
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GARDEN

OFF STREET

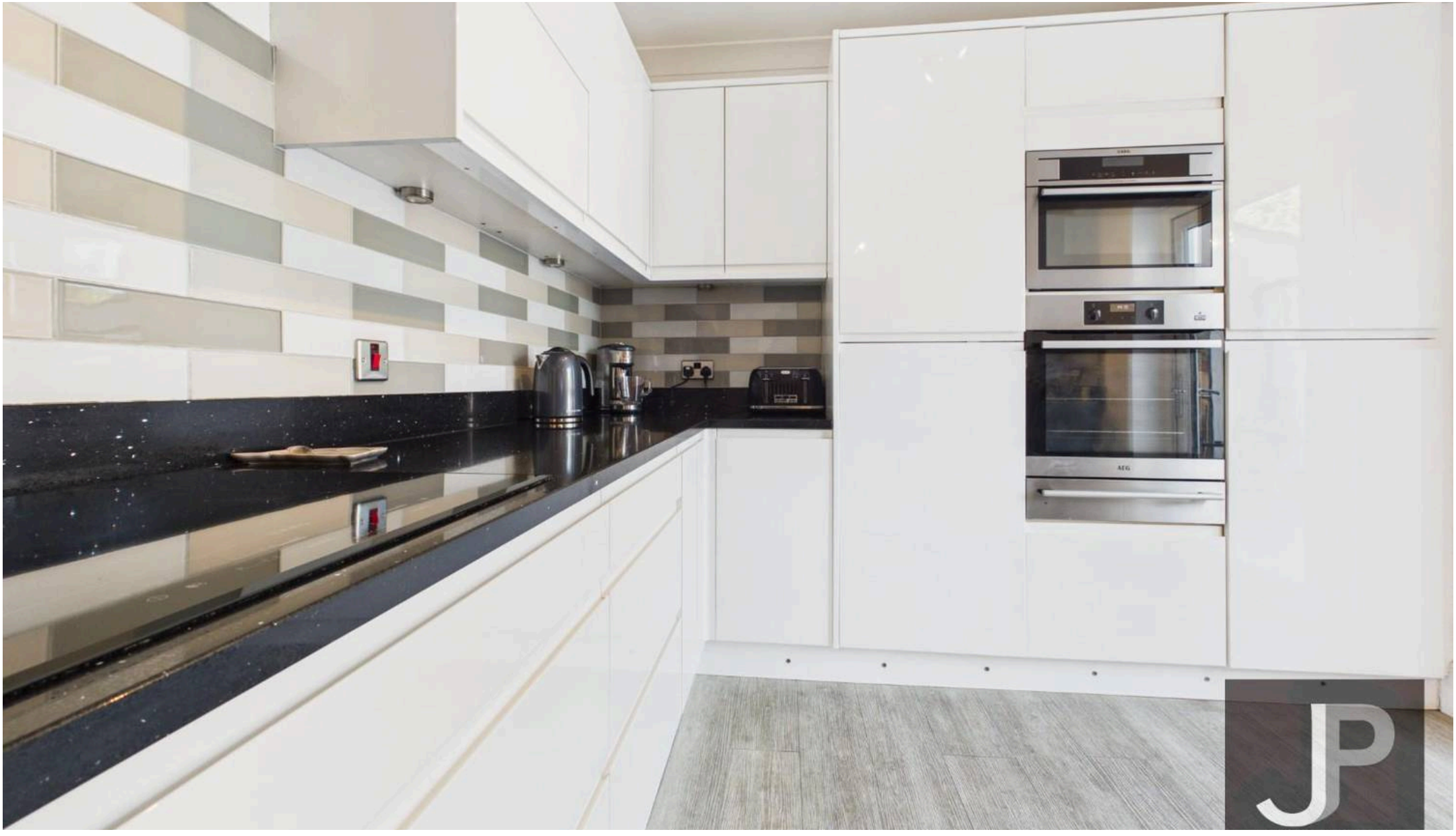
1 Parking Space


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