



Ashdown Walk, Collier Row Guide Price £280,000-£290,000



Offered with a new extended lease, no ground rent or service charge and set within a cul-de-sac, this impressive first-floor maisonette offers two spacious double bedrooms and has been beautifully refreshed throughout. Recent improvements include an extended lease, brand-new kitchen and bathroom, upgraded wiring, new flooring and carpets, and complete redecoration. The second reception room/bedroom enjoys access to a private balcony overlooking the front garden, and the property also benefits from a bright and well-proportioned living room. Sold with no onward chain for a potentially smoother transaction, plus the benefit of an extended lease. The property also benefits with the loft space, an exterior storage cupboard, and a bin storage facility.

"In accordance with Section 21 of the Estate Agents Act 1979, we hereby disclose that a personal interest exists in the sale of this property in that one of the sellers is a member of our staff."

Council Tax Band B.

EPC rating C.

A Stunning Refurbished Two Bedroom Maisonette With That Move In And Put Your Feet Up Feel.

FOR FURTHER DETAILS AND TO ARRANGE A VIEWING CALL: 01708 457916



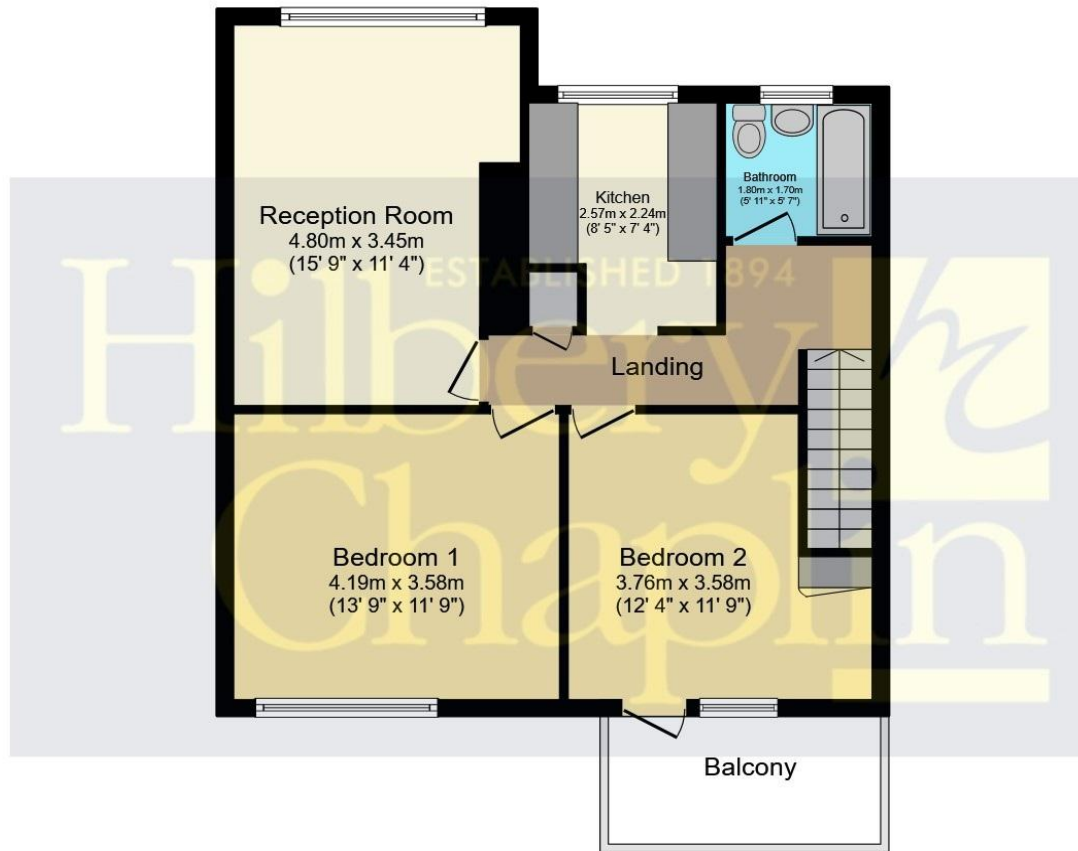
Location

Ashdown Walk is conveniently situated within easy reach of **Collier Row Town Centre**, offering a range of shops, supermarkets, cafés, and everyday amenities. Excellent bus links provide direct access to **Romford Town Centre** and the **Elizabeth Line**, offering fast connections into Central London and beyond.

The property is well positioned for a selection of well-regarded local schools, including **Parklands Junior School**, **Clockhouse Primary School**, **Rise Park Junior School**, **St Patrick's Catholic Primary School**, and **Bower Park Academy**.

Residents can also enjoy nearby green spaces such as **Rise Park**, **Lawns Park**, and **Bedfords Park**, making the area an excellent choice for families, commuters, and those seeking a balance of convenience and outdoor recreation.





Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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