



Pettits Boulevard, Romford, RM1 4PL Offers In Excess Of £700,000



**** 5 BED HOUSE FINISHED TO EXACTING STANDARDS IN RISE PARK - CHAIN FREE ****

OC Homes are delighted to present to the sales market this stunning, newly renovated five bedroom family home in Rise Park, Romford, RM1. The property is a great size at over 1600 sq ft, boasts easy access into Romford, and has been beautifully presented with ample off street parking to the front as well as dedicated space across the road for further private parking. It offers a wider than average, over 100ft rear garden with side access. The property has been finished to exacting standards with a full renovation, having taken the property back to brick, and is a true one off in a sought after location. It is perfect for a family and ready to move into.

Accommodation comprises; ground floor - entrance hallway, reception room, second reception room (or ground floor bedroom) with en suite shower room, a spacious kitchen / diner, utility room and a well maintained rear garden. First Floor; three bedrooms and three piece family bathroom. Second Floor; two bedrooms and a three piece shower room. Externally there is a well maintained private rear garden with patio area to the front and remainder laid to lawn. There is off street parking for multiple cars to the front with side access to the garden, as well as a further paved area across the road which belongs to the property, providing further off street parking for another three cars.

The property boasts many local amenities including shops, restaurants, bars, and gyms all within easy reach as well as a choice of local schools, parks, and a number of transport links with it being a short journey into Romford. The property is offered chain free and is sure to attract a lot of interest. To arrange a viewing please call the OC Homes Sales team now.

- NEWLY RENOVATED 5 BED HOUSE
- SUPERBLY FINISHED THROUGHOUT
- OFF STREET PARKING TO THE FRONT & DEDICATED SPACES OPPOSITE
- WIDER THAN AVERAGE PLOT
- 100FT REAR GARDEN
- EXCELLENT TRANSPORT LINKS
- IDEAL FAMILY HOME
- CHAIN FREE
- PLANNING APPROVED ON DOUBLE STOREY SIDE EXTENSION
- PLANNING APPROVED ON GROUND FLOOR REAR EXTENSION

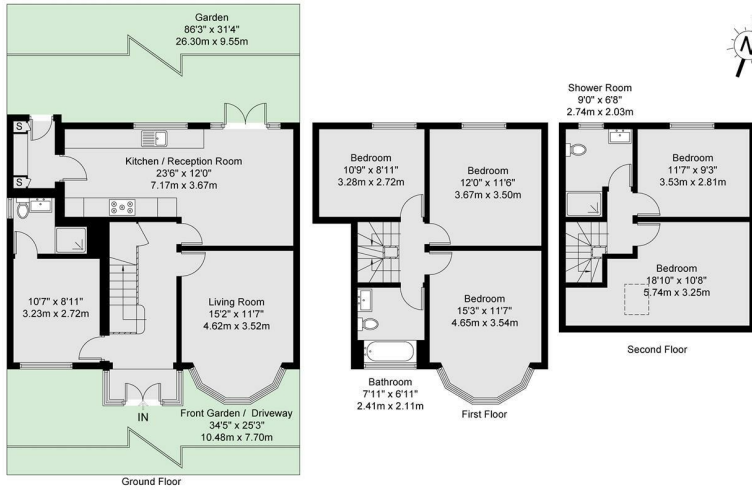
Viewing

Please contact our OC Homes Gidea Park Office on 01708989888 if you wish to arrange a viewing appointment for this property or require further information.



Pettits Boulevard Romford, Essex, RM1 4PL

GROSS INTERNAL AREA
151.7 sq m / 1633 sq ft



| Energy Efficiency Rating | |
|--------------------------|-----------|
| Current | Potential |
| 60 | 86 |

Very energy efficient - lower running costs

England & Wales

EU Directive 2002/91/EC

| Environmental Impact (CO ₂) Rating | |
|--|-----------|
| Current | Potential |
| 54 | 86 |

Very environmentally friendly - lower CO₂ emissions

England & Wales

EU Directive 2002/91/EC

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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