



Parkland Avenue, Romford, RM1 4EL

Offers In Excess Of £800,000



** DETACHED FAMILY HOME IN SOUGHT AFTER LOCATION BY RAPHAEL PARK - SCOPE FOR DOUBLE SIDE EXTENSION (STPP) **

* VIRTUAL TOUR AVAILABLE ONLINE *

OC Homes are delighted to present to the sales market, this wonderful four-bedroom detached family home beautifully set within this sought after location on the corner of Parkland Avenue and Lake Rise in Gidea Park. The property has huge scope for development with ample space for side and rear extensions as well as loft conversion (STPP). It is positioned wonderfully, overlooking Raphael Park and the surrounding greenery.

To the ground floor, accommodation incorporates a spacious entrance hallway, ground floor w/c, main reception room, kitchen with dining area, and second reception room leading onto the south facing garden. The first floor comprises four bedrooms, as well as a four-piece family bathroom and access to a large loft space which can easily be converted to create another bedroom with en-suite bathroom (STPP).

Externally to the front, the driveway provides ample off-street parking. To the rear, the south facing garden is well maintained with a fully powered outhouse and access to the garage (which has entrance on Lake Rise). It is a good size with large side return, providing a quiet and private space to unwind.

The property boasts excellent transport links, is close to a host of local amenities and green spaces, and is also within the catchment area for some excellent local schools. It is the ideal family home, set in a sought after location, with further potential to expand, and is well maintained. To arrange a must see viewing, please call the OC Homes team now.

- FOUR BED DETACHED HOUSE
- GARAGE WITH ACCESS FROM REAR
- SCOPE FOR DOUBLE SIDE EXTENSION
- OPPOSITE RAPHAEL PARK
- EXCELLENT TRANSPORT LINKS
- LOTS OF LOCAL AMENITIES
- IDEAL FAMILY HOME
- CHAIN FREE

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.





Parkland Avenue, RM1

GROSS INTERNAL AREA
145.6 sq m / 1567 sq ft
GARAGE & OFFICE
42.5 sq m / 457 sq ft



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		91
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(38-54) E			(38-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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.



164 Balgore Lane, Gidea Park, Essex, RM2 6BS
t. 01708989888 | e. hello@ochomes.co.uk
w. oneclickhomes.co.uk