



Pettits Lane, Romford, RM1 4EJ

Offers In Excess Of £700,000



**** SPACIOUS 4 BED FAMILY HOME IN SOUGHT AFTER PETTITS LANE WITH CIRCA 140FT GARDEN - CHAIN FREE****

*** VIRTUAL TOUR AVAILABLE ONLINE ***

OC Homes are delighted to present to the sales market, this wonderful four-bedroom family home located on Pettits Lane, RM1. The property is ideally located within walking distance to Romford Station (Elizabeth Line), the picturesque Raphael Park, and is the perfect family home with scope for improvement and further expansion into the loft space if required.

Accommodation comprises; Ground floor - entrance hallway, access to garage room, reception room, utility room with separate ground floor w/c, superb open plan kitchen / diner with reception area, which leads out to a well-maintained easterly facing private garden. The first floor boasts three double bedrooms (one with en-suite shower room), single bedroom and a family bathroom suite, as well as access to a sizeable loft space which has scope to be converted and create a large bedroom with en suite (STPP).

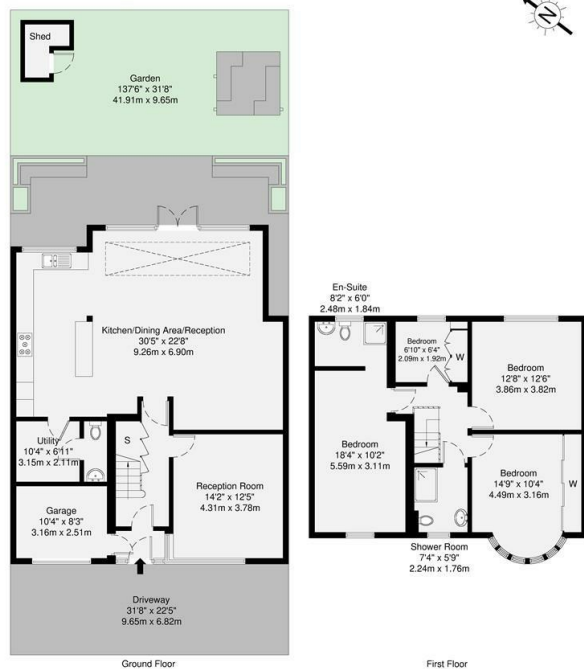
Externally there is a large garden to the rear with patio area and the rest laid to lawn, as well as off-street parking to the front. The property is situated ideally for easy access into London with a choice of transport links and also boasts many local amenities including shops, restaurants, gyms and green spaces all within easy reach. To arrange a viewing exclusively through OC Homes, please call the sales team now.

- FOUR BED TWO BATH FAMILY HOME
- OFF STREET PARKING
- OVER 1800 SQ FT
- SCOPE FOR FURTHER DEVELOPMENT
- SOUGHT AFTER LOCATION
- EXCELLENT TRANSPORT LINKS
- LOTS OF LOCAL AMENITIES
- 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.





<p>CROSS INTERNAL AREA (GIA) The footprint of the property</p> <p>169.9 sq m / 1829 sq ft</p>	<p>TOTAL STORAGE SPACE Storage and wardrobe total area</p> <p>3.0 sq m / 32 sq ft</p>	<p>EXTERNAL FEATURES Garden, Balcony, Terrace, View/ward etc</p> <p>469.8 sq m / 5056 sq ft</p>	<p>RESTRICTED AREA HEAD Limited use area under 1.5m</p> <p>0.0 sq m / 0.0 sq ft</p>
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Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do our utmost to ensure accuracy and completeness, you and your advisers should conduct a careful, independent investigation of the property in respect of monetary valuation.

**Maison
VUE**



Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current Score: 67		Potential Score: 84

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Current Score: 67		Potential Score: 75

England & Wales 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.