



## 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.







**GROUND FLOOR AREA (GFA)**  
The footprint of this property  
169.9 sq m / 1829 sq ft

**TOTAL STORAGE SPACE**  
Storage and wardrobe space  
3.0 sq m / 32 sq ft

**EXTERNAL FEATURES**  
Garden, Shed, Terrace, Driveway etc.  
469.8 sq m / 5056 sq ft

**RESTRICTED HEAD HEIGHT**  
Limited on area under 1.9m  
0.0 sq m / 0.0 sq ft

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		



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