



## Parkside Avenue, Romford, RM1 4NP

**Guide Price £550,000**



**\*\*STUNNING SEMI-DETACHED FAMILY HOME IN A PRIME LOCATION CLOSE TO ROMFORD STATION (ELIZABETH LINE) AND WITHIN WALKING DISTANCE TO RAPHAEL'S PARK – POTENTIAL FOR LOFT EXTENSION (STPP)\*\***

Guide Price £550,000 - £575,000

OC Homes is delighted to present this ideal family home, situated in a highly sought-after location in Romford, just off Pettits Lane. This contemporary-designed property boasts a range of impressive features, including a spacious open-plan lounge and modern kitchen that opens out to a beautifully presented south-facing garden via bi-fold doors. The ground floor also benefits from a large utility room, a study/office, and a W/C.

The first floor offers three generously sized bedrooms, a stylish three-piece bathroom suite, and access to a loft space providing ample storage. There is also further potential to extend into the loft, creating an additional bedroom and bathroom (subject to planning permission).

Additional features include an outhouse, side access to the garden, and a prime location close to local amenities and excellent transport links, including Romford Station, Gidea Park Station, The Brewery Shopping Centre, and a wide selection of bars and restaurants.

Contact OC Homes today to arrange your viewing of this perfect family home, which is sure to attract a high level of interest.

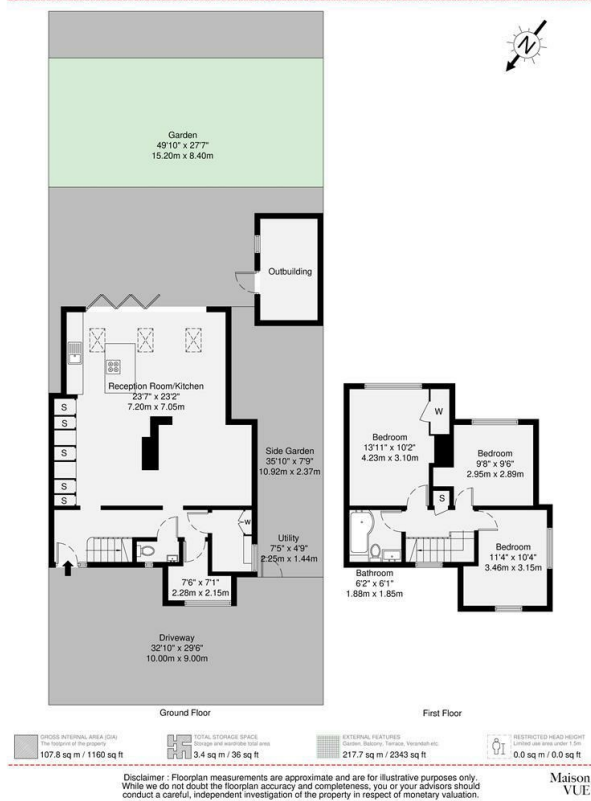
- STUNNING FAMILY HOME
- UTILITY ROOM
- CONTEMPORARY DESIGN THROUGHOUT
- CLOSE TO ROMFORD STATION (ELIZABETH LINE)
- WALKING DISTANCE FROM RAPHAELS PARKS
- SOUTH-FACING GARDEN
- OPEN PLAN LOUNGE AND KITCHEN
- FIRST FLOOR BATHROOM
- GROUND FLOOR W/C
- STUDY/OFFICE


### 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.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		71	
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



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