



HUNTERS

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HERE TO GET *you* THERE

49a Pretoria Road, Romford, RM7 7AU

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Asking Price £775,000

Hunters are delighted to offer this former factory which has been converted into an impressive five bedroom detached property. Keeping many original features and finished to a very high specification, this family home offers 2,448 sq.ft of living space and will impress all viewers.

The property is set across two floors and comprises of: entrance hallway with gallery area, lounge / dining room, fitted kitchen, utility room, five bedrooms with walk in wardrobes to the main bedroom, three en-suite shower rooms with further family bathroom. Externally the property benefits from gardens to the front, side and rear bordered by wood panelled fencing and walls. There is also a wooden outbuilding.

The property is situated just 0.7 miles from Romford Main Line Railway Station (Crossrail) and Town Centre.

Romford Town Centre is a vibrant shopping, business, leisure and entertainment centre which attracts 21 million shoppers per year.

You will find over 400 great shops, restaurants and cafés across the town in four shopping centres, along with the traditional outdoor market

Romford's Sapphire Ice & Leisure offers a fantastic range of activities

Along with the ice rink, you can also enjoy their state-of-the-art gym, two swimming pools and dance studios.

VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE WHAT THIS PROPERTY HAS TO OFFER

Hunters Hornchurch 39 Station Lane , Hornchurch, RM12 6JL | 01708 676 120

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Denotes restricted head height

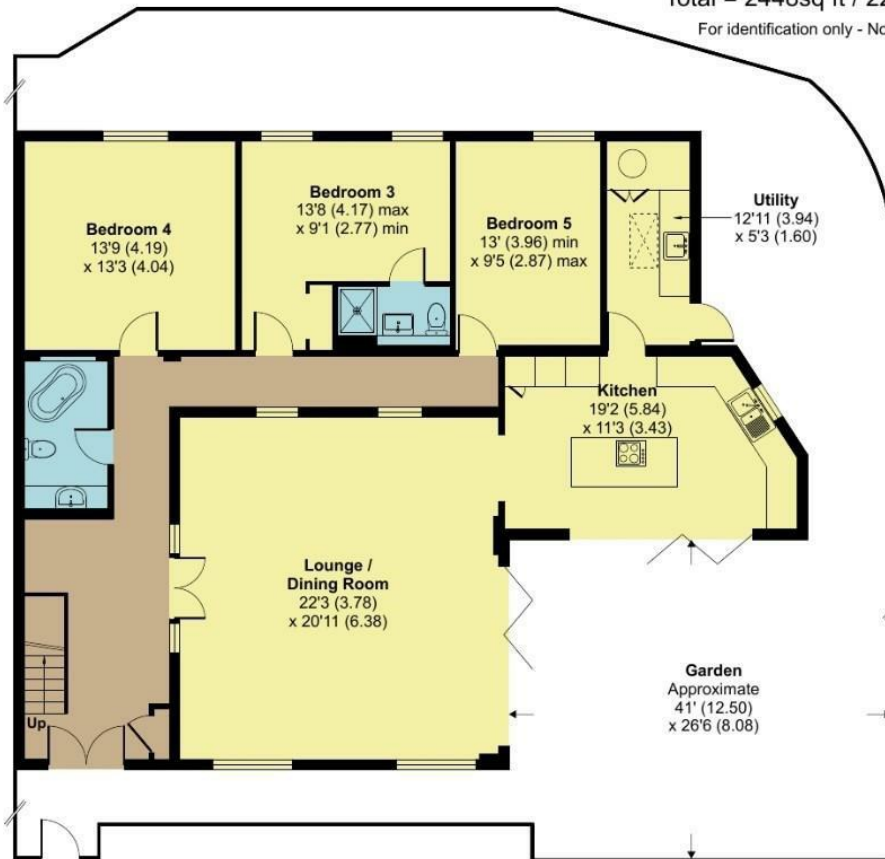
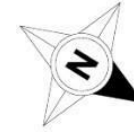
Pretoria Road, Romford, RM7

Approximate Area = 2404 sq ft / 223.3 sq m (excludes gallery area)

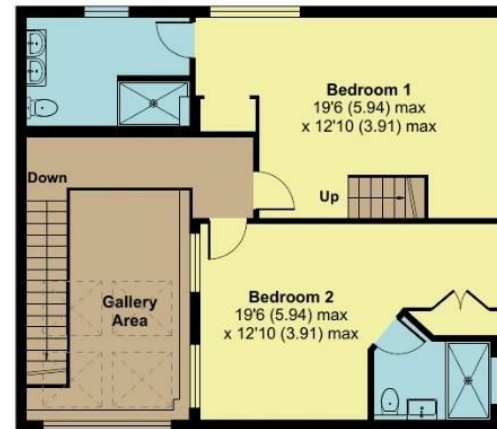
Limited Use Area(s) = 44 sq ft / 4.1 sq m

Total = 2448sq ft / 227.4 sq m

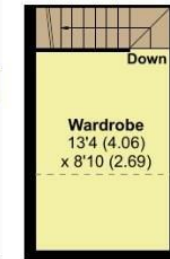
For identification only - Not to scale



**GROUND FLOOR
APPROX FLOOR
AREA 152.3 SQ M
(1640 SQ FT)**



**FIRST FLOOR
APPROX FLOOR
AREA 62.1 SQ M
(668 SQ FT)**



**SECOND FLOOR
APPROX FLOOR
AREA 13 SQ M
(140 SQ FT)**



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Hunters Property Group. REF: 1147377

Energy Efficiency 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			
		76	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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			
England & Wales		EU Directive 2002/91/EC	

Entrance Hallway

Double glazed double doors to front, plastered painted walls, Solid Oak Herringbone flooring, radiator

Lounge / Dining Room

22'3" x 20'11"

UPVC double glazed windows to front, double doors leading from the hallway, plastered painted walls, Solid Oak Herringbone flooring, original features to include steel beams, 2 x radiators

Kitchen

19'2" x 11'3"

UPVC b-folding double glazed doors to front and side, UPVC double glazed window to side, fitted kitchen with a mix of eye level and base units, solid wood worktops, inset sink and drainer, integrated dishwasher, integrated fridge freezer, integrated oven and microwave, feature island with base units and integrated induction hob, space for American style fridge freezer, plastered painted walls, tiled splash back, Solid Oak Herringbone flooring, roof latten.

Utility

12'11" x 5'3"

UPVC double glazed door to side, utility area with a mix of eye level and base units, solid wood worktop, inset sink, space and plumbing for washing machine, space for tumble dryer, wall mounted radiator, roof latten.

Bedroom Three

13'8" max x 9'1" min

UPVC double glazed windows to rear, plastered painted walls, wood panelling, Solid Oak Herringbone flooring, radiator

En-Suite Shower Room

En-suite shower room with low level w/c, wall mounted sink, walk in shower cubicle with raindrop shower and separate shower hose, tiled walls, tiled flooring

Bedroom Four

13'9" x 13'3"

UPVC double glazed window to rear, plastered painted walls, Solid Oak Herringbone flooring, radiator

Bedroom Five

13' min x 9'5" max

UPVC double glazed window to rear, plastered painted walls, Solid Oak Herringbone flooring, radiator

Bathroom

Bathroom comprising of: low level w/c, vanity sink unit, oval freestanding bath, floor mounted freestanding mixer tap and shower hose, tiled walls, tiled flooring

Stairs

Wrought Iron staircase leading to the first floor

Gallery Area

Double glazed feature window to front, 4 x sky lights, plastered painted walls, original features to include steel beams and two internal windows

Bedroom Two

19'6" max x 12'10" max

UPVC double glazed window to side, plastered painted walls, original features to include steel beams, fitted carpet, radiator

En-Suite Shower Room

En-suite comprising of: low level w/c, vanity sink unit, walk in shower with raindrop shower and separate shower hose, tiled walls, tiled flooring

Bedroom One

19'6" max x 12'10" max

UPVC double glazed window to rear, plastered painted walls, Solid Oak Herringbone flooring, original features to include steel beams, radiator

En-Suite Shower Room

En-suite comprising of: low level w/c, vanity sink unit,

walk in shower with raindrop shower and separate shower hose, tiled walls, tiled flooring

Stairs

Stairs leading to the walk-in wardrobe, fitted carpet to stairs, stainless steel & clamped glass Balustrade

Walk-In Wardrobes

13'4" x 8'10"


Plastered painted walls, fitted carpet, fitted wardrobes

Garden

41'0" x 26'6"

Rear garden boarded by a wall and wood panelled fencing, patio area leading from the kitchen / dining room, lawn, wooden outbuilding

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(92 plus) A		
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<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



