



Estate Agents • Lettings • Land & New Homes



Upper Bedfords Farmhouse Lower Bedfords Road, Romford, RM1 4DQ

Offers In Excess Of £1,350,000

OWN YOUR OWN PIECE OF HISTORY

This Grade II Listed mid-19th-century FOUR BEDROOM farmhouse which boasts a striking design featuring a three-storey tower complemented by a two-storey wing to the west situated on substantial grounds. The accommodation needs modernising throughout and comprises of Entrance hall, Three reception rooms, games room, cellar, two shower rooms and a separate bathroom, double garage, Gated entrance and much more!



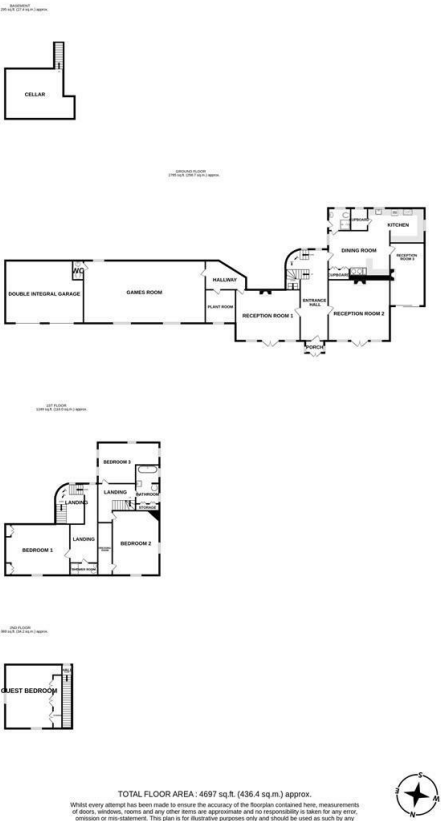
Entrance Hall
Reception One
18'11 x 15'0 (5.77m x 4.57m)
Reception Two
18'1 x 17'11 (5.51m x 5.46m)
Reception Three
18'8 x 9'7 (5.69m x 2.92m)
Dining Room
18'9 x 14'5 (5.72m x 4.39m)
Kitchen
10'2 x 9'8 (3.10m x 2.95m)
Shower Room
Plant Room
Games Room
35'8 x 18'5 (10.87m x 5.61m)
First Floor Landing
Bedroom One
17'2 x 15'0 (5.23m x 4.57m)
Bedroom Two
18'6 x 14'1 (5.64m x 4.29m)
Bedroom Three
19'9 x 18'10 (6.02m x 5.74m)
L shaped

Bathroom
Shower Room
Second Floor Landing
Guest Room
18'9 x 16'8 (5.72m x 5.08m)
Exterior
Gated entrance leading to substantial grounds with laid lawn, mature tress and shrubs and parking.
Double Garage
19'8 x 18'8 (5.99m x 5.69m)

Reference
CH6444/PL/PL/PL/20/03/2024 - Cheshunt Estate Agent

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		
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		



IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

