



**The Elkins, Romford, RM1**  
**Detached House**

**Guide Price: £900,000 - £1,000,000**

*Freehold*



## 4 Bedrooms, 2 Bathrooms, 3 Reception Rooms

### Property Details:

Superb, well-presented 4 Bedroom, 2 Bathroom detached family home, in the popular location of Marshalls Park, Romford. If you are looking for a large property with potential to develop this is a must see! Large plot to the side that holds endless possibilities to either expand the existing house, or build another dwelling (STPP).

As you enter the property from the front into the hallway, you immediately have a feeling of space. The hallway gives access to the ground floor accommodation and has a staggered staircase with under stair storage. There is a large arched window at the top of the first landing giving plenty of natural light to both the lower hallway and the upper landing area.

To the right is the formal family lounge which is located at the front of the property. This is a lovely homely room with bay style window to the front and double doors opening into the snooker room at the back of the house. A welcoming feature fireplace and ornate plaster wall features give a cosy feeling to this lovely lounge.

To the left of the hallway is the play room and the kitchen/diner. The playroom doubles up as an office and has two windows to the front and side aspect, bringing in lots of natural light. This is a good size lounge and could easily be used as a fifth bedroom if it was needed as there are three reception rooms in this property.

The large kitchen / diner is the hub of a family home and this is no exception. Well laid out with a large range of bespoke eyelevel and base units and a breakfast bar to the kitchen area. Further cupboards are built in the dining area, giving more storage and there are also French doors leading to the rear patio and garden giving lots of natural light.

The kitchen area has a large window overlooking the garden and door leading to the patio and a further door leading to the snooker room. Plenty of storage and an ideal space for entertaining the family and friends.

The 'Snooker' room is a great place for the family to relax and spend quality time together. French doors leading out to the rear patio and garden, bring in lots of natural light and for warm summer days it offers the opportunity to open up onto the garden, letting the summer into the house. There is original parquet flooring and ornate plaster features to the walls and ceiling. Light neutral colours giving a warm ambience to the room. The double doors adjoining the formal lounge mean you can open up for family gatherings to give more space.

Upstairs you have a large Master Bedroom, with bespoke fitted furniture and En-Suite shower room. A further 3 double bedrooms all with fitted furniture and a modern family bathroom complete the first floor accommodation. Access to the loft is from the landing.

The garden is a large plot that wraps around from the rear to the side. A vast space with large patio that wraps around from the snooker room across the back around the kitchen and round to the dining room where there is gated access to the front. The rest of the garden is mainly laid to lawn with established trees and shrubs. The double garage is to the side of the garden and has up and over rear door to the front and driveway and part glazed door and window to the garden. There is also a shed to remain which is located next to the garage. The driveway adjacent to the garage, offers off-street parking for two vehicles.

Easy access to A12 / M25 / A127 and Romford & Gidea Park Stations for trains into London. Marshalls Park School is a few minutes' walk and there are shops and amenities nearby. The local area has everything you could possibly want to surround your family home.

If you are looking for a large family home in peaceful surroundings but close to everything, then this is absolutely a 'must view'. And if you want something that you can further expand on then this property also offers potential for more!!

This needs to be seen to be appreciated..... You will not be disappointed!

## Property Details:

**Entrance Hall Reception area: 20'4" x 5'10"** Entrance to the property into the spacious reception area hallway. Access to ground floor accommodation. Stairs to first floor and door to ground floor cloakroom. Smooth ceiling with ornate coving. Fitted carpet. Neutral décor.

**Ground floor cloakroom: 6'3" x 2'10"**. Double glazed frosted window to front aspect. Low level W.C. and hand basin. Fully tiled to walls and floor. Radiator. Neutral décor.

**Formal Lounge (Reception 1): 20'7" x 12'11"**.

Double glazed bay style window to front. Large feature arch with French doors leading to snooker room. Feature fire place. Smooth ceiling with ornate coving and elegant plaster wall decoration. Fitted carpet. Radiator. Neutral décor.

**Study/Playroom (Reception 3): 10'9" x 10'2"**. Double glazed bay style window to front and window to side giving lots of natural light. Fitted carpet. Smooth ceiling with ornate ceiling rose and coving. Pendant light. Radiator. Neutral décor.

**Kitchen / Diner: 23'4" x 11'0" > 10'2"**. Double glazed French doors to rear garden from dining area. Bespoke fitted furniture to dining area and pendant light. Door to rear garden from kitchen area. Double glazed window overlooking garden. Fully fitted kitchen with ample base and eye-level units including display units. Cupboard housing Potterton Boiler. Breakfast bar. Integrated hob with extractor over. Space for double oven/microwave. Integrated dishwasher. Space for washing machine & tumble dryer. Tiled floor. Smooth ceiling with ornate coving and ceiling fan lighting. Neutral décor. Door to snooker room.

**Snooker Room (Reception 2): 18'4" x 14'2"**. Double glazed windows and French doors overlooking rear garden and window to side aspect. Lots of natural light. Parquet flooring. 2 x Radiator. Wall lights. Smooth ceiling with ornate coving and elegant plaster wall decoration. Neutral décor.

**First floor: Landing: Staggered staircase with lower and upper landing areas.**

Double glazed arch shaped window to rear aspect from stairwell giving natural light to both upper landing and lower hallway. Access to all bedrooms and family bathroom. Access to loft which is insulated and has light. Smooth ceiling with coving. Fitted carpet. Neutral décor.

**Bedroom 1: 25'6" x 10'11"**. Double glazed window to rear aspect. Bespoke fitted furniture including wardrobes, bridge unit and dressing table. Fitted carpet. Smooth ceiling with ornate ceiling rose and coving. Matching wall lights. Dressing area. Neutral décor. Door to:

**En-Suite:** Double glazed frosted window to side aspect. Cubicle shower. Low level W.C. Hand basin. Shaving point. Fully tiled to floor and walls. Radiator. Smooth ceiling with ornate coving. Extractor fan.

**Bedroom 2: 12'10" x 11'3"**. Double glazed window to rear aspect. Bespoke fitted furniture. Wood flooring. Radiator. Smooth ceiling with coving and pendant light. Neutral décor.

**Bedroom 3: 12'10" x 9'0"**. Double glazed window to front aspect. Bespoke fitted furniture. Wood flooring. Radiator. Texture ceiling with ornate coving and ceiling rose. Neutral décor.

**Bedroom 4: 10'3" x 9'5"** Double glazed window to front aspect. Bespoke fitted furniture. Wood flooring. Radiator. Texture ceiling with ornate coving and pendant light. Neutral décor.

**Family Bathroom:** Double glazed frosted window to front aspect. 3 Piece bathroom suite. Panel bath with electric shower over. Low level W.C. Hand basin. Tiled floor and part tile to walls. Heated towel rail. Smooth ceiling with central light.

## Outside:

**To the rear:** Large, well maintained, rear garden commencing with large wrap around patio area perfect for 'Al Fresco' dining. The rest laid mainly to lawn with established mature plants and trees. Gated side access to front. Door to Garage.

**Double Garage: 17'2" x 14'3"** - Up and over shutter to front. Glazed window and door to rear garden. Power and light.

**To the front:** The front of the property is mainly laid to lawn with flowerbeds and to the side there is a block paved driveway with parking for 2 vehicles and access to garage and side gate to rear garden.

**Council Tax Band:** F - **Local council:** London Borough of Havering –

**Floor area:** (Excluding Garage) 154 m<sup>2</sup> – 1657 ft<sup>2</sup>. **EPC:** D













- 4 DOUBLE BEDROOMS
- MASTER BEDROOM EN-SUITE
- FAMILY BATHROOM
- FITTED KITCHEN / DINER
- FORMAL LOUNGE
- PLAY ROOM / STUDY
- SNOOKER ROOM
- GROUND FLOOR CLOAKROOM
- LARGE GARDEN WRAPPING AROUND TO SIDE
- DETACHED DOUBLE GARAGE & PARKING
- HUGE DEVELOPMENT POTENTIAL (STPP)

#### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77 C      |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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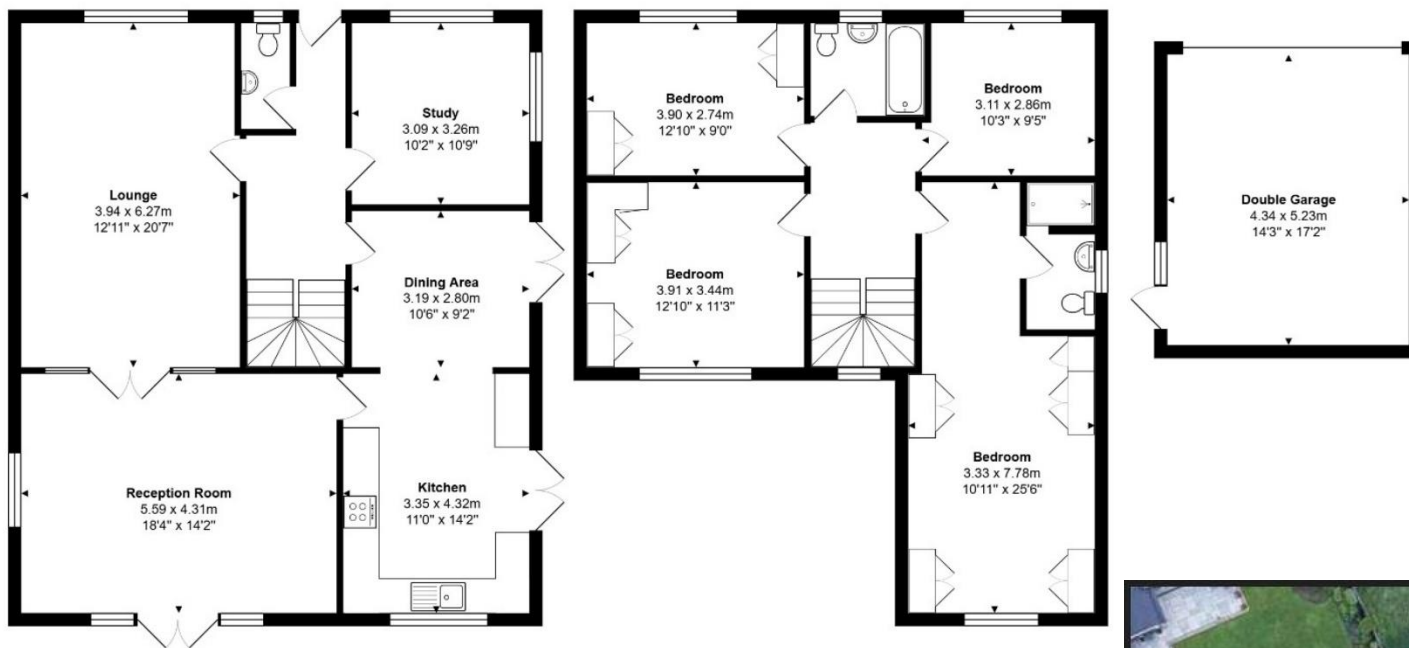
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Total Area: 168.7 m<sup>2</sup> ... 1816 ft<sup>2</sup> (excluding double garage)  
 Measurements are approximate for illustrative purposes only and may have been taken from the widest area  
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