



## Pettits Lane, Romford, RM1 4HH

### Offers In Excess Of £550,000



\*\* IDEAL FAMILY HOME WITH SCOPE TO DEVELOP IN SOUGHT AFTER PETTITS LANE \*\*

\* VIRTUAL TOUR AVAILABLE ONLINE \*

OC Homes are delighted to present to the sales market, this wonderful three-bedroom family home located on Pettits Lane, RM1. The property has been a family home for many years and is well maintained throughout. It is ideally located within walking distance to Romford Station (Elizabeth Line) and is the perfect family home with scope for improvement.

Accommodation comprises; Ground floor - entrance hallway, double reception room with through lounge to dining area, kitchen, second reception area to the rear with ground floor w/c, which leads out to a well-maintained private garden with garage. The first floor boasts two double bedrooms, third bedroom and a four-piece 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 side return leading to a garage, 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.

- SOUGHT AFTER LOCATION
- OFF STREET PARKING
- IDEAL FAMILY HOME
- POTENTIAL TO ADD VALUE
- LOTS OF LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS

### 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.

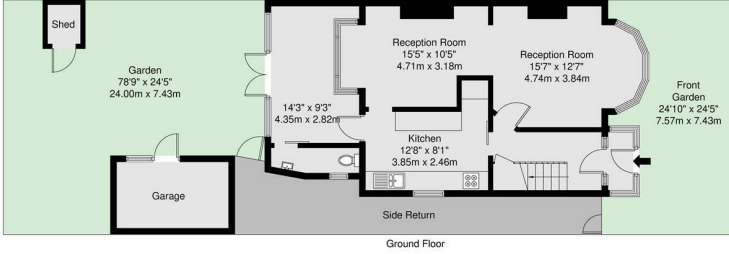
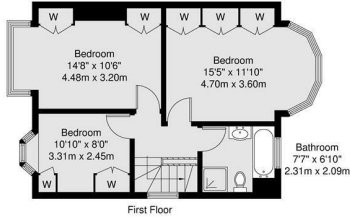






Pettits Lane Romford, Essex, RM1

GROSS INTERNAL AREA  
113.1 sq m / 1217 sq ft



GROSS INTERNAL AREA (GIA)  
The measure of the property  
113.1 sq m / 1217 sq ft

TOTAL STORAGE SPACE  
Including the shed (where applicable)  
3.8 sq m / 41 sq ft

EXTERNAL STRUCTURAL FEATURES  
Including the shed (where applicable) (sq ft)  
234.5 sq m / 2524 sq ft

RESTRICTED HEAD HEIGHT  
(Where applicable) (sq ft)  
0.0sq 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**

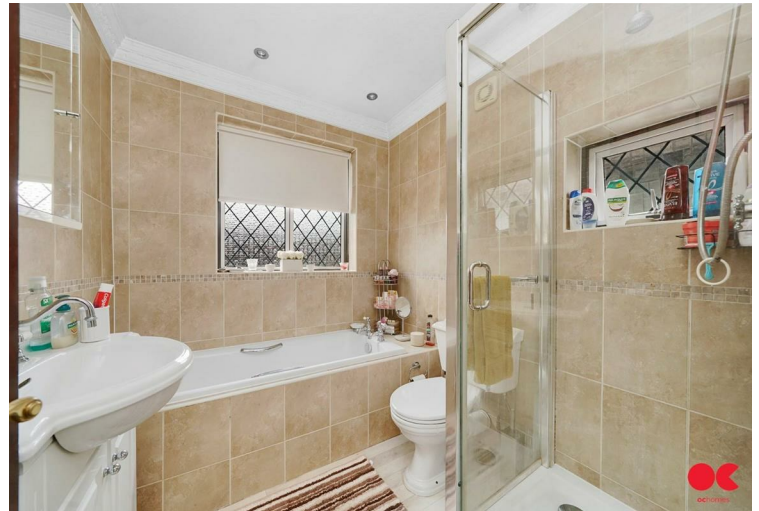
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		83
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A		75
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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