



## Rosedale Road, Romford, RM1 4QR

### Offers In Excess Of £475,000



**\*\*A CHARMING SEMI-DETACHED FAMILY HOME WITH A SUMMER HOUSE/BAR AND OFF-STREET PARKING, NEAR ROMFORD STATION - GREAT POTENTIAL FOR A REAR AND LOFT EXTENSION\*\***

OC Homes proudly present this beautifully maintained three-bedroom semi-detached house in the sought-after Romford area. This property features a spacious lounge with a charming fireplace, a second reception room with an open-plan dining area, and a modern fitted kitchen, plus a convenient ground-floor W/C.

The first floor offers three comfortable bedrooms, a stylish three-piece bathroom suite, and access to a generous loft space that's perfect for conversion into an additional bedroom with an en-suite, under permitted development.

The property boasts a large garden with a delightful summer house, currently serving as a bar. There's also potential for a substantial 6-meter rear extension, pending local authority consent.

Perfectly situated close to several outstanding primary and secondary schools, local amenities, and excellent public transport links, including Romford Station (Elizabeth Line), this home is ideal for families seeking space, convenience, and future growth potential.

(Guide price of £475,000 - £500,00)

- PERFECT SEMI-DETACHED FAMILY HOME
- POTENTIAL FOR FUTURE EXTENSION TO THE THE LOFT AND REAR
- CLOSE TO ROMFORD STATION (ELIZABETH LINE)
- OFF-STREET PARKING
- SIDE-ACCESS TO GARDEN
- SUMMER HOUSE/BAR
- GROUND FLOOR W/C
- FIRST FLOOR BATHROOM

#### Viewing

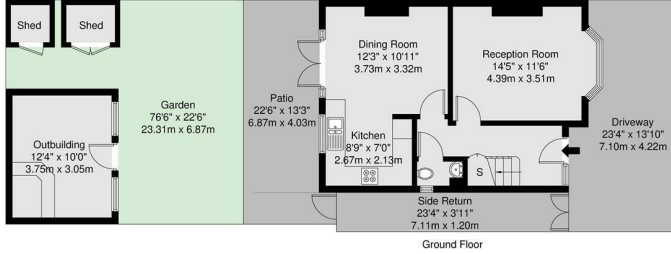
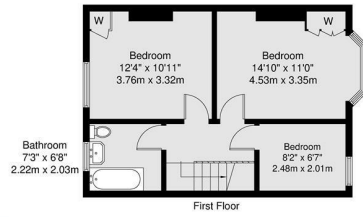
Please contact our OC Homes Gidea Park Office on 01708989888 if you wish to arrange a viewing appointment for this property or require further information.





Rosedale Road Romford, Essex, RM1

GROSS INTERNAL AREA  
86.6 sq m / 932 sq ft



GROSS INTERNAL AREA (GIA)  
The largest of the property  
86.6 sq m / 932 sq ft

TOTAL STORAGE SPACE  
Storage in the property (GIA)  
1.7 sq m / 18 sq ft

EXTERNAL STRUCTURAL FEATURES  
Garden, Balcony, Terrace, Porch, etc.  
209.5 sq m / 2255 sq ft

RESTRICTED HEAD HEIGHT  
Landing, etc. (GIA)  
0.0 sq 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 advisers 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		87
(81-91) B		
(69-80) C	66	
(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		91
(81-91) B		
(69-80) C	68	
(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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