



Parkland Avenue, Romford, RM1 4EL

Offers In Excess Of £800,000



**** BEAUTIFULLY FINISHED FAMILY HOME IN SOUGHT AFTER LOCATION BY RAPHAEL PARK ****

*** VIRTUAL TOUR AVAILABLE ONLINE ***

OC Homes are delighted to present to the sales market, this wonderful four-bedroom family home of over 2300 sq ft beautifully set within this sought after residential turning off Lake Rise in Gidea Park. The property has been finished to exacting standards, boasts spacious accommodation, and is positioned in a delightful setting overlooking Raphael Park and the surrounding greenery.

The accommodation is set over three floors and has been superbly thought out with extensive improvements made in the last few years, creating a dream family home with lots of space and storage. To the ground floor, accommodation incorporates a spacious main reception room, stunning kitchen/ dining area, utility room and ground floor w/c. The first floor comprises three double bedrooms, with the master bedroom boasting a modern en-suite shower room as well as a four-piece family bathroom. The second floor is the converted loft space which houses a large double bedroom with en-suite shower room.

Externally to the front, the driveway provides ample off-street parking which leads to the double length integral garage. To the rear, the picturesque landscaped garden measures approximately 70ft, sides onto Raphael Park and is not overlooked to the rear, providing a quiet and private space to relax. The garden also incorporates two outbuildings including a large fully powered outhouse which works well as a home office or gym space.

The property boasts excellent transport links, is close to a host of local amenities and green spaces, and is also within the catchment area for some excellent local schools. It is the ideal family home, beautifully renovated by the current homeowners, well maintained and ready to move into. To arrange a must see viewing, please call the OC Homes team now.

- BEAUTIFULLY FINISHED HOUSE
- SMART TECHNOLOGY THROUGHOUT
- SOUGHT AFTER LOCATION BY RAPHAEL PARK
- FOUR LARGE BEDROOMS
- EXTENDED TO THE REAR & SIDE IN 2016
- LARGE FULLY POWERED OUTHOUSE
- AIR CONDITIONING TO GROUND FLOOR
- LOVELY VIEWS ACROSS THE PARK & REAR FIELDS
- DOUBLE GARAGE & OFF STREET PARKING
- 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.





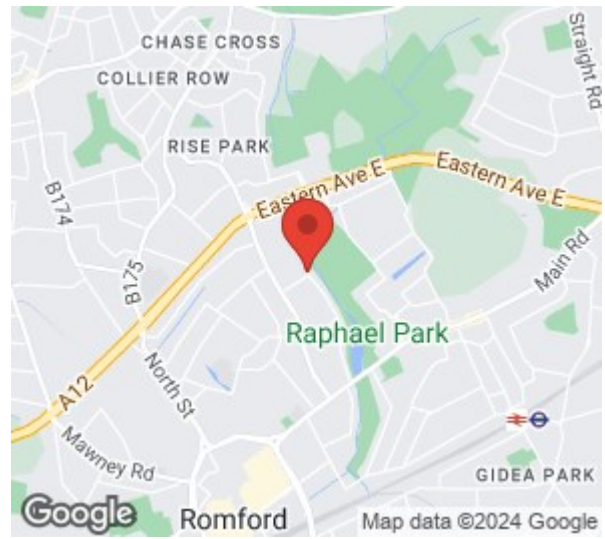
Parkland Avenue Romford, RM1

GROSS INTERNAL AREA
220.2 sq m / 2370 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

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

Environmental Impact (CO₂) Rating

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

England & Wales EU Directive 2002/91/EC

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