



## Manor Road, Romford, RM1 2RD Offers In The Region Of £750,000



**\*\* TRULY STUNNING DETACHED VICTORIAN HOUSE WITH OFF-STREET PARKING. BEAUTIFULLY PRESENTED THROUGHOUT WITH SCOPE TO FURTHER DEVELOP \*\***

**\* VIRTUAL TOUR AVAILABLE ONLINE \***

OC Homes are delighted to present to the sales market this beautifully presented three-bedroom Victorian detached family home of almost 1600 sq ft located between Gidea Park and Romford on Manor Road, RM1. The property has been painstakingly renovated over the years by the current owners, and the result is a truly stunning, unique property that is generously proportioned with some lovely period features and lots of outside space. The property boasts high ceilings throughout and some superb one-off features such as the spiral staircase down from the rear bedroom directly into the garden. This is a property that needs to be seen to be appreciated - a true one off.

Accommodation comprises; ground floor - entrance hallway, reception room, dining room, second reception room, ground floor w/c, and a good size kitchen / diner, which leads out to a beautiful private garden with outhouse. The garden is beautifully kept with a patio and decked area to the front and remainder laid to lawn with well-manicured shrubbery and trees to the edges.

The first floor boasts three double bedrooms, and a large modern family bathroom as well as access to a loft space with can be converted into a further bedroom or two with bathroom (STPP). All rooms are neutrally decorated and well proportioned. Externally there is the picturesque private garden to the rear and off street parking to the front for up to three cars. The property is situated ideally for easy access into London from 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

- DETACHED VICTORIAN HOUSE
- BEAUTIFULLY PRESENTED THROUGHOUT
- OFF STREET PARKING
- MANY STUNNING FEATURES
- PICTURESQUE PRIVATE GARDEN
- EXCELLENT TRANSPORT LINKS
- LOTS OF LOCAL AMENITIES
- TRUE ONE OFF PROPERTY

### Viewing

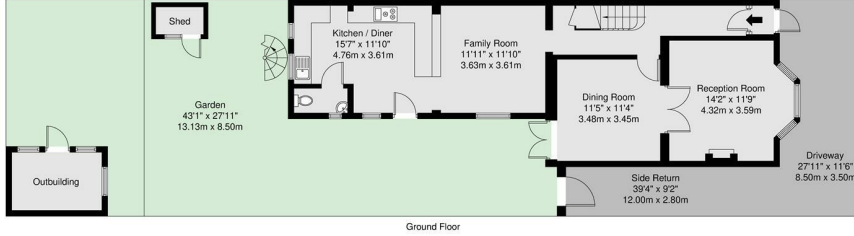
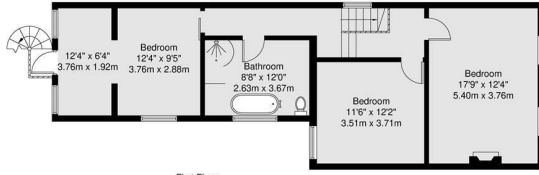
Please contact our OC Homes Gidea Park Office on 01708989888 if you wish to arrange a viewing appointment for this property or require further information.





Manor Road Romford, Essex, RM1

GROSS INTERNAL AREA  
147.1 sq m / 1583 sq ft



GROSS INTERNAL AREA (GIA)  
147.1 sq m / 1583 sq ft

TOTAL STORAGE SPACE  
Including cupboards, wardrobes, etc.  
0.0 sq m / 0.0 sq ft

EXTERNAL STRUCTURAL FEATURES  
Including patios, terraces, porches, etc.  
175 sq m / 1883 sq ft

RESTRICTED HEAD HEIGHT  
Including porches, steps, etc.  
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 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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

Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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 <sub>2</sub> emissions		

England & Wales

EU Directive 2002/91/EC

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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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