



**Woodlands Road, Romford RM1 4HD**

**welcome to**

**Woodlands Road, Romford**

**\*\*THREE BEDROOM plus STUDY SEMI DETACHED FAMILY HOME\*\*    \*\*GUIDE PRICE £650,000--£675,000\*\***

Located on this quiet road off the popular Pettits Lane, and within great commuter links by road, is this very well presented & extended four bedroom family home.





**Ground Floor**



**First Floor**

**Entrance Porch**

**Entrance Hall**

**Dining Room**

13' 10" Into Bay x 12' Max ( 4.22m Into Bay x 3.66m Max )

**Living Room**

10' 11" x 10' 4" ( 3.33m x 3.15m )

**Family Area**

11' 5" x 10' 2" ( 3.48m x 3.10m )

**Kitchen**

14' 5" x 9' 7" ( 4.39m x 2.92m )

**Utility / Garage**

12' 6" x 6' 2" ( 3.81m x 1.88m )

**Shower Room**

**Landing**

**Bedrom One**

13' 4" Into Bay x 10' 3" Into Wardrobes ( 4.06m Into Bay x 3.12m Into Wardrobes )

**Bedroom Two**

13' 10" Into Bay x 10' 3" Into Wardrobes ( 4.22m Into Bay x 3.12m Into Wardrobes )

**Bedroom Three**

15' 4" x 6' 2" ( 4.67m x 1.88m )

**Bedroom Four / Study**

7' 3" x 6' 10" ( 2.21m x 2.08m )

**Bathroom**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Woodlands Road, Romford

- THREE/FOUR BEDROOM SEMI DETACHED
- TWO RECEPTION ROOMS
- TWO BATHROOMS
- UTILITY AREA
- INTEGRATED APPLIANCES

Tenure: Freehold EPC Rating: E

guide price

**£650,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/GDP103118](http://williamhbrown.co.uk/Property/GDP103118)



Property Ref:  
GDP103118 - 0008

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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