



Latching Close, Romford, RM3

Price: £500,000 - £550,000

Freehold

Latching Close, Romford, RM3 - Detached 3 / 4 Bedroom, 4 Bathroom, Family Home

A Beautifully Versatile Detached Family Home – Space for Today and Flexibility for Tomorrow!

Looking for a detached family home that gives you more than just bedrooms? This beautifully presented and incredibly versatile home could be exactly what you've been searching for.

Tucked away in a private cul-de-sac of predominantly detached homes, this substantial 3 / 4 bedroom property offers generous living space, an impressive open-plan kitchen and dining area, four bathrooms including two en-suites, a private rear garden and parking for up to three vehicles. But what really makes this home stand out is its flexibility – giving a growing family the space to adapt as life changes.

A Home Designed Around Family Life. The heart of the house is undoubtedly the modern open-plan kitchen, dining and living space. The stunning bespoke fitted kitchen is finished with quartz work surfaces, integrated appliances and an abundance of storage, with a generous layout that makes cooking and entertaining feel effortless. The open-plan design creates a wonderful social space where everyone can be together, whether you're preparing dinner, sitting down for a family meal or relaxing at the end of the day. And for those moments when you want to hide the evidence of family life... there's a separate utility room, providing useful additional space for laundry, storage and all those household jobs you'd rather keep out of sight! There is also a ground-floor shower room, conveniently positioned alongside the second reception room which is currently used as bedroom four. This creates a particularly useful arrangement for guests, older children, young adults or relatives who may benefit from having their own space away from the main bedrooms. Upstairs are three further bedrooms, including two with their own en-suite facilities, together with the additional family bathroom.

Flexibility That Works Around Your Family. This is where we think this home really comes into its own. Perhaps you're a growing family looking for that extra bedroom. Maybe you have a young adult who needs a little independence while still being at home. Perhaps you need space for visiting family or are looking ahead to the possibility of accommodating an older relative.

The combination of the additional reception room/bedroom, ground-floor shower room and generous living accommodation gives you options – and those options can change as your family does. It's a home that can work for you now and for the years ahead

Outside Space & Parking. Step outside and you'll find a private rear garden of approximately 40ft, with a large patio providing the perfect setting for summer entertaining and relaxed 'al fresco' dining. There is also an existing garage/outbuilding providing useful additional storage, while to the front the extensive block-paved driveway provides off-street parking for up to three vehicles – a particularly valuable feature for family life.

A Location That Makes Life Easy. Set within this tucked-away cul-de-sac, you're still within easy reach of the everyday amenities a family needs. There are a wealth of shops and local facilities within walking distance, together with swimming facilities, gyms, shopping precincts, doctors, a health centre, dentists, parks and plenty of green open spaces.

For commuters, there is easy access to the A12, A127 and M25, while regular bus services provide connections to Harold Wood, Romford and Gidea Park Stations, offering access into London via the Elizabeth Line. And for those who enjoy getting outside, there's another rather special local attraction nearby – the magnificent “Manor”, home to deer and an abundance of other beautiful wildlife. Whether it's walking the dog, taking the children out for a wander or simply enjoying some time surrounded by nature, it's a wonderful amenity to have close to home.

A House That Can Grow With You! From its generous open-plan living space and beautiful kitchen to its versatile ground-floor accommodation, private garden and excellent parking, this is a home that offers far more than the usual 3 / 4 bedroom detached property. It has the space for a growing family, the flexibility to accommodate changing circumstances and the location to make everyday life convenient. Whether you're looking for your first family home, moving up for more space, planning for multi-generational living or simply want a property that gives you plenty of options, this one deserves to be viewed.

Viewing is strictly by appointment

Property Details:

Ground Floor:

Porch: Covered storm porch with part glazed wooden front door.

Entrance Hallway: 6'6" x 3'10" – Access to ground floor accommodation and stairs to first floor. Wood flooring. Texture papered ceiling. Neutral décor.

Lounge Area: 13'9" x 11'5" – Double glazed leaded style window to front. Wood flooring. Radiator. Neutral décor. Open Plan to:

Kitchen/Diner: 17'10" x 8'7" - Double glazed leaded style window and French doors to rear garden. A range of wall and base units with plenty of storage. Breakfast bar with storage under. Beautiful quartz work surfaces. Integrated fridge/freezer, oven and induction hob with extractor over. Integrated dishwasher. Stainless steel butler style sink with mixer tap and drainer. Smooth ceiling with downlights to kitchen area and pendant lighting to dining area. Wood flooring. Radiator. Neutral décor. Door to Utility Room.

Total size of Living/Dining/Kitchen: 26'2" x 11'5" < 14'7". L-Shaped.

Utility Room: 12'4" x 7'11" – Double glazed leaded style window and door to rear garden. Wall and base units. Integrated oven/microwave. Space for washing machine and tumble dryer. Under stair storage cupboard. Door to ground floor shower room and door to Reception 2/ Bedroom 4. Smooth ceiling with down lights. Neutral décor.

Shower Room: 5'2" x 4'10" – Walk in shower. Low level W.C.. Vanity sink with mixer tap and storage under. Heated towel rail. Part tiled to walls. Tiled floor. Extractor fan. Smooth ceiling with downlights. Neutral décor.

Reception 2 / Bedroom 4: 14'4" x 7'10" – Double glazed leaded style window to front aspect. Wood flooring. Radiator. Door to hallway, door to utility room. Cupboard housing meters. Smooth ceiling with spotlights. Neutral décor

First Floor:

Landing: Access to first floor accommodation and loft. Airing cupboard. Wood flooring. Smooth ceiling with downlights. Neutral décor.

Bedroom 1: 12'9" x 11'6" - Double glazed leaded half bay style window to front aspect. Fitted wardrobes to one wall. Large 'over stair' storage cupboard. Smooth ceiling. Radiator. Wood flooring. Neutral décor. Door to: **En-Suite 1 – 7'4" x 5'2"** – Double glazed frosted leaded style window to front aspect. Panel bath with shower over. Low level W.C.. Vanity sink with storage under. Heated towel rail. Smooth ceiling with downlights. Neutral décor.

Bedroom 2: 9'10" x 8'3" - Double glazed leaded style window to rear aspect. Built in wardrobes. Wood flooring. Smooth ceiling with pendant lighting. Radiator. Neutral décor.

Bedroom 3: 9'7" x 8'0" - Double glazed leaded style window to rear aspect. Fitted wardrobes. Wood flooring. Smooth ceiling. Radiator. Neutral décor. Door to: **En-Suite 2 – 7'11" x 6'8"** – Walk in shower. Low level W.C.. Vanity sink with storage under. Heated towel rail. Part tile to walls and tiled floor. Smooth ceiling with downlights. Neutral décor. Door to large eaves storage.

Bathroom: 7'6" x 6'1" - Double glazed frosted leaded style window to rear aspect. Panel bath with shower over and mixer taps. Low level W.C.. Vanity sink with storage under. Victorian style radiator/towel rail. Smooth ceiling. Tiled to walls. Vinyl floor.

Outside:

Rear Garden 40' Approx - Low maintenance rear garden. Commencing with large patio with the rest mainly laid to lawn with established shrubs and plants. Outbuilding/storage. Gated side access to front.

To Front of property:

Paved driveway with parking for 3 vehicles. Border garden which could be utilized for more parking if needed.

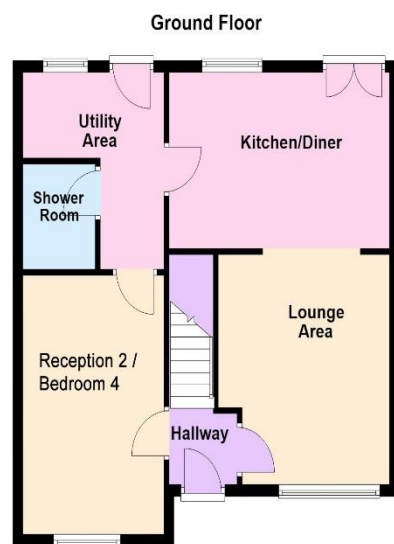
Council Tax Band: D **EPC Rating:** C - **Local Council:** Havering.

Approximate gross internal area 98m² – 1054 sq ft.





- 3 / 4 Double Bedrooms
- Open plan Living / Dining / Kitchen
- 4 Bathrooms.
- Utility Room
- 40' Garden (approx.)
- Gas Central Heating
- Quiet location
- Good transport links
- Off Street Parking
- Low maintenance rear garden
- Excellent Family Home



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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