



## Brentwood Road

Romford, RM1 2RL

Situated on a private drive and offered for sale with no onward chain is this beautifully presented four bedroom detached bungalow. Internally the property offers an entrance porch, two reception rooms, kitchen/breakfast room, utility room, four bedrooms one with an ensuite and a family bathroom. Externally there is a gated driveway for five cars, detached garage and a 65 ft rear garden.

**£700,000 - Freehold - Council Tax: E**

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## Entrance Porch

Double glazed French doors to porch with double glazed windows to either side, wooden flooring.

## Entrance Hall

Double glazed French doors to porch with double glazed windows to either side, double glazed window to side, wooden flooring, stairs to first floor, under stairs cupboard, radiator, under stairs cupboard.

## Reception Room One

20'6 x 13'3 (6.25m x 4.04m)

Double glazed windows to side and front, three radiators, carpet.

## Reception Room Two

16'1 x 11'4 (4.90m x 3.45m)

Double glazed windows to rear and side, two radiators, coved ceiling, laminate flooring.

## Kitchen/Breakfast Room

18'4 x 17'10 narrowing to 14'6 (5.59m x 5.44m narrowing to 4.42m)

Double glazed French doors to rear, double glazed window to rear, wall and base units with granite work tops, single drainer sink, gas hob, oven, extractor, dishwasher, radiator and heated towel rail, LVT flooring.

## Utility Room

4'8 x 4'6 (1.42m x 1.37m)

Double glazed window to side, boiler, plumbing for washing machine, coved ceiling.

## Bedroom Three

17'9 x 10'3 (5.41m x 3.12m)

(Ground Floor). Double glazed window to side, radiator, carpet.

## Bedroom Four

10'5 x 7'9 (3.18m x 2.36m)

(Ground Floor). Double glazed window to rear, coved ceiling, radiator, laminate flooring.

## Bathroom

11'3 x 5'11 (3.43m x 1.80m)

Frosted double glazed window to side, low level WC, vanity wash hand basin, bath, shower cubicle, tiled flooring and walls, heated towel rail.

## Landing

Cupboard, loft access, carpet.

## Bedroom One

11'1 x 10'6 (3.38m x 3.20m)

Double glazed window to side, radiator, carpet.

## En-Suite

Double glazed sky light, low level WC, vanity wash hand basin, shower cubicle, extractor, radiator, tiled flooring.

## Bedroom Two

9'1 x 7'11 (2.77m x 2.41m)

Double glazed sky light, access to eaves storage, radiator, carpet.

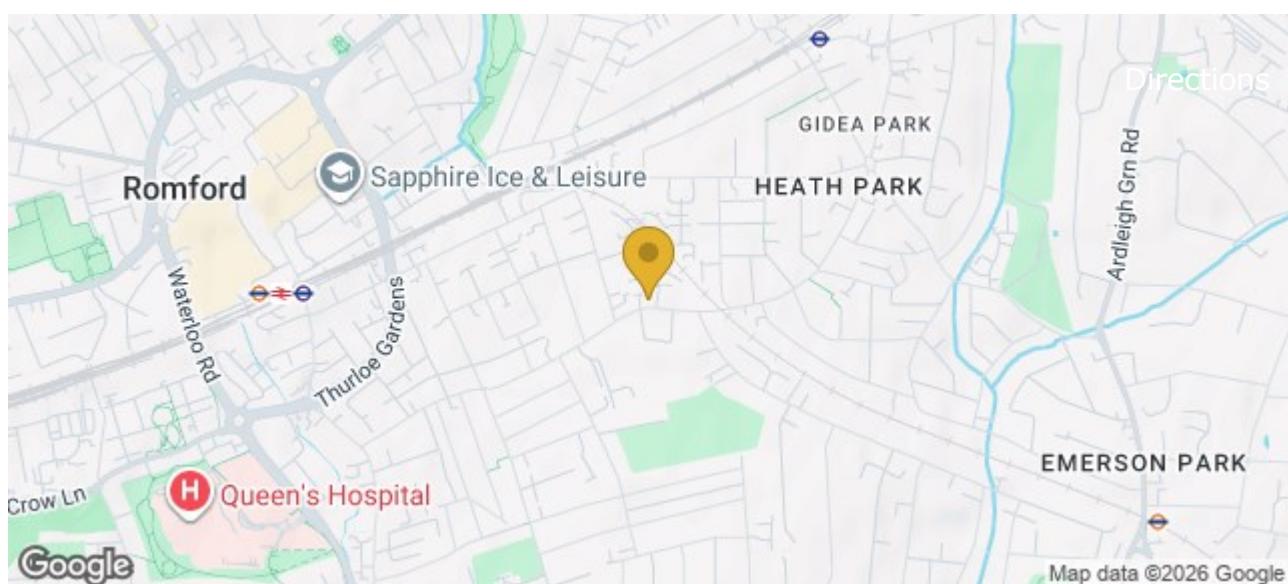
## Garden

65' x 30' (19.81m x 9.14m)

Side pedestrian access, patio area, lawn, outside tap, shed.

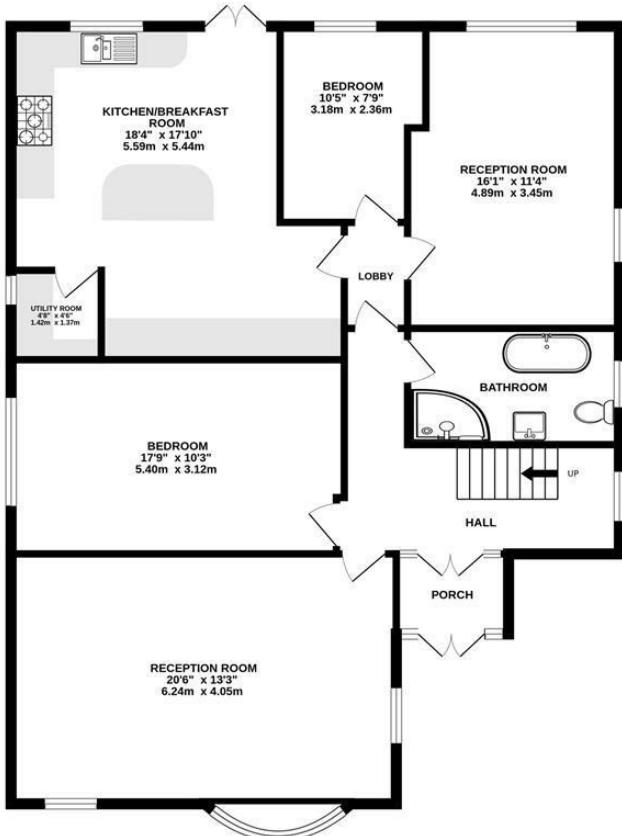
## Parking

Gated driveway to front for five cars. Detached garage.

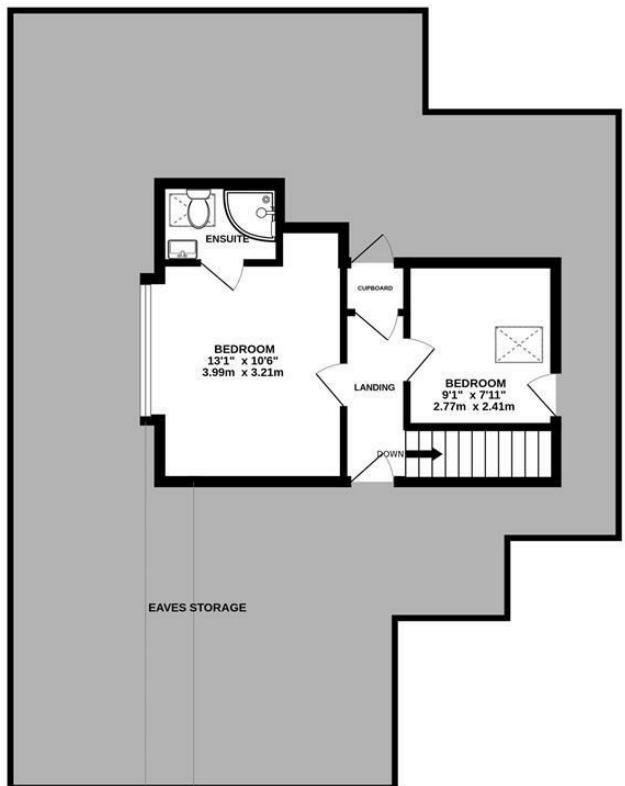




GROUND FLOOR  
1211 sq.ft. (112.5 sq.m.) approx.



1ST FLOOR  
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 1495 sq.ft. (138.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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#### Material Information:

Council Tax Band: E

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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	EU Directive 2002/91/EC