



CHALK STREET /

Pettits Lane, Romford, RM1

£800,000

Bedrooms: 4 | Bathrooms: 2 | Receptions: 2

Offered with the added benefit of no onward chain, situated within easy reach of excellent local schools, the ever-popular Raphael Park and just 0.9 miles from Romford Elizabeth Line station, is this superbly presented four double bedroom semi-detached house.

Upon entering through the enclosed porch, you are welcomed into a bright and spacious entrance hallway providing access to all principal ground floor rooms with stairs rising to the first floor.

To the front elevation, the lounge is flooded with natural light from an attractive bay window. This spacious reception room features high-quality wooden flooring underfoot and offers a comfortable setting for everyday living.

Spanning the entire rear of the property is the impressive open-plan kitchen / dining / reception room. This beautifully extended space has been designed with family life in mind. The kitchen is fitted with an extensive range of wall and base units complemented by quartz worktops with a beautiful breakfast-bar. Integrated appliances include a fridge-freezer, dishwasher, oven, microwave, gas hob and extractor hood, delivering both style and functionality. The extension creates a substantial dining and family area, enhanced by underfloor heating for year-round comfort. The overhead skylight draws in additional natural light, whilst bi-fold doors open seamlessly onto the rear garden.

Positioned off the kitchen is a practical utility room, providing further storage units, additional worktop space, a sink and room for any additional appliances.

Rounding off the ground floor footprint is the handy W/C.

The entire ground floor benefits from underfloor heating, providing consistent warmth throughout the lounge, hallway and extended kitchen / family space.

To the first floor, there are two well-proportioned double bedrooms and a generous third bedroom which has been extended to maximise usable space. The family bathroom is beautifully finished and comprises a W/C, wash hand basin and a contemporary shower suite.

The loft has been thoughtfully converted to create an impressive master-bedroom. This spacious bedroom benefits from a Juliet balcony allowing for excellent natural light and is further complemented by a modern en-suite shower room.

This house has been extensively modernised and upgraded throughout, offering not only a beautifully presented living space but also a strong technical specification. A new boiler has been installed, alongside a complete new plumbing system and full electrical rewire ensuring efficiency and reliability. The home is equipped with a HIVE smart heating system, allowing remote energy management. CAT6 network cabling has been installed throughout the property, delivering high-speed wired connectivity to multiple rooms. Energy efficiency has been further enhanced by the installation of an External Wall Insulation (EWI) system, finished with high-performance silicone render which provides a durable, energy-efficient solution.

Externally, the property continues to impress. To the front, ample off-street parking is





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- Offered With No Onward Chain
- Four Double Bedrooms
- Extended Semi-Detached House
- Open Plan Kitchen / Living / Dining Room
- Beautifully Presented Throughout
- Converted Loft Space With Master Bedroom & En-Suite
- Large Rear Garden
- Off Street Parking With Side Access
- 0.9 Miles From Romford Elizabeth Line Station
- Walking Distance To Popular Local Schools



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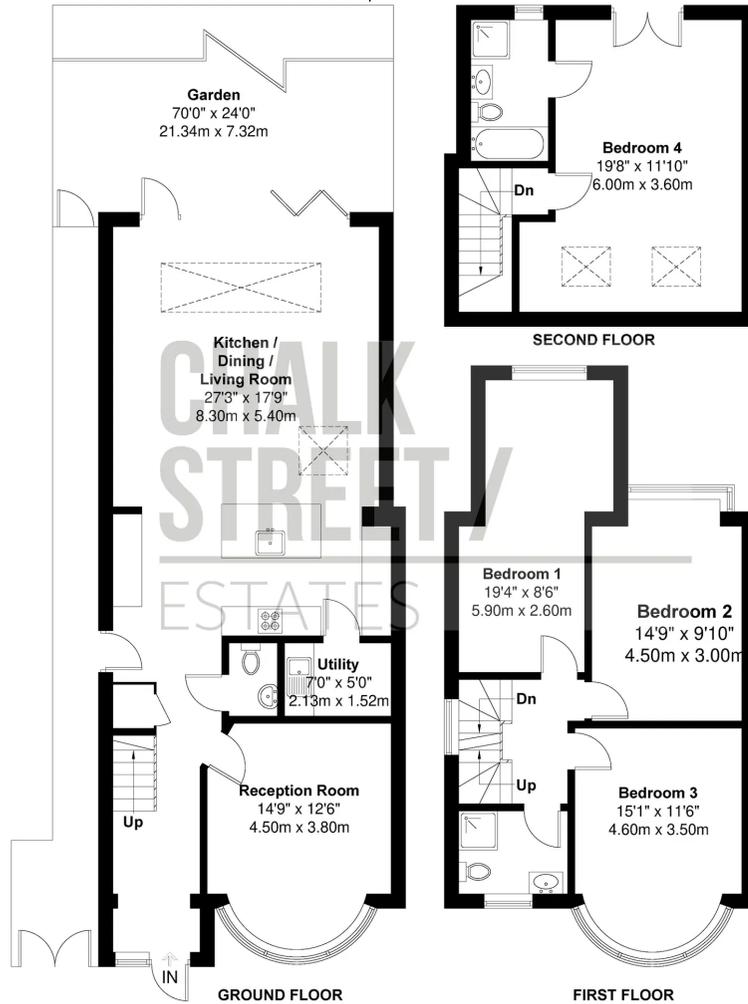




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Approximate Area = 160 sq m / 1722 sq ft

For Identification only - Not to Scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential). © Chalk Street Estates Limited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	83
(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	

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