



CHALK STREET /

Pettits Lane, Romford, RM1
Guide Price £700,000 - £750,000

Bedrooms: 4 | Bathrooms: 2 | Receptions: 1

Well-maintained throughout and ideally positioned for a range of local amenities, schools and green open spaces, this substantial four-bedroom detached family home offers generous and versatile accommodation. Located within easy reach of Raphael's Park and approximately one mile from Romford Elizabeth Line station, the property is perfectly suited to modern family life, while also offering excellent transport links for commuters.

Upon entering via the bright and welcoming entrance porch, you are greeted by a spacious entrance hallway with stairs rising to the first floor.

The impressive reception/ dining room is both bright and spacious, with natural light flooding through the attractive bay window to the front elevation. Measuring approximately 31'3 x 12'0, this substantial room offers plenty of space for a large dining table and chairs, as well as comfortably accommodating a range of lounge and dining furniture.

The room flows conveniently through to the conservatory, which provides a further versatile living space with pleasant views over the rear garden. This additional room could be used in a variety of ways, whether as an additional sitting room, playroom, home office or simply as a relaxing space overlooking the garden.

At the heart of the home is the open-plan kitchen / breakfast room, perfectly suited to modern family living. The kitchen is fitted with a comprehensive range of wall and base units, complemented by attractive granite work surfaces and a selection of appliances, including a fridge/freezer, two ovens, induction hob and dishwasher. This room also benefits from underfloor heating underfoot.

Positioned conveniently off the kitchen is a useful utility room, providing additional space for essential appliances and offering direct access to the rear garden. The utility room also benefits from its own access to the front of the property, making it a particularly versatile space that could be used for a variety of purposes.

Completing the ground floor accommodation is a convenient downstairs W/C, with a further door providing access to the rear of the property and garden.

Moving upstairs, the first floor provides four well-proportioned bedrooms, all presented in good condition and offering ample space for a range of bedroom furniture. The generous bedroom accommodation makes this an ideal home for growing families.

The first floor is further complemented by two family bathrooms, providing excellent convenience for a busy household and making the property particularly well suited to modern family living.

Externally, the property benefits from a generous frontage providing ample off-street parking for multiple vehicles.

The rear garden extends to approximately 74 feet and offers a good amount of outdoor space. A generous patio area provides an ideal space for seating and entertaining, while the remainder of the garden is predominantly laid to lawn. The garden is further complemented by a useful outbuilding at the far end, currently used for storage.

Viewing is highly recommended to fully appreciate what this wonderful family home has to offer.





- Detached House
- Four Bedrooms
- Generous Reception Room / Dining Room
- Separate Utility Room
- Downstairs W/C
- Two Family Bathrooms
- Large Rear Garden With Conservatory
- Off Street Parking
- 0.9 Miles From Romford Elizabeth Line Station
- Walking Distance To Popular Local Schools

According to the vendor:

Heating: Gas Central Heating
 Broadband: Connected, supplier understood to be Virgin
 Mobile Coverage: Vendor advises there are no known signal issues
 Sewerage: Mains drainage understood, with no private drainage system advised



In compliance with The Money Laundering Regulations 2017, we are legally obligated to verify the identity of all prospective purchasers. This process requires the review of valid photographic identification and an official proof of address.

Should your offer on a property marketed by Chalk Street Estates be accepted, you will be required to complete identity verification through our secure third-party provider, Blinc UK. A non-refundable fee of £15 per purchaser is payable in advance of the verification checks. Please note that a sale cannot be formally agreed, and a memorandum of sale cannot be issued, until all parties have provided valid identification and the verification process has been successfully completed.





PETTITS LN, ROMFORD



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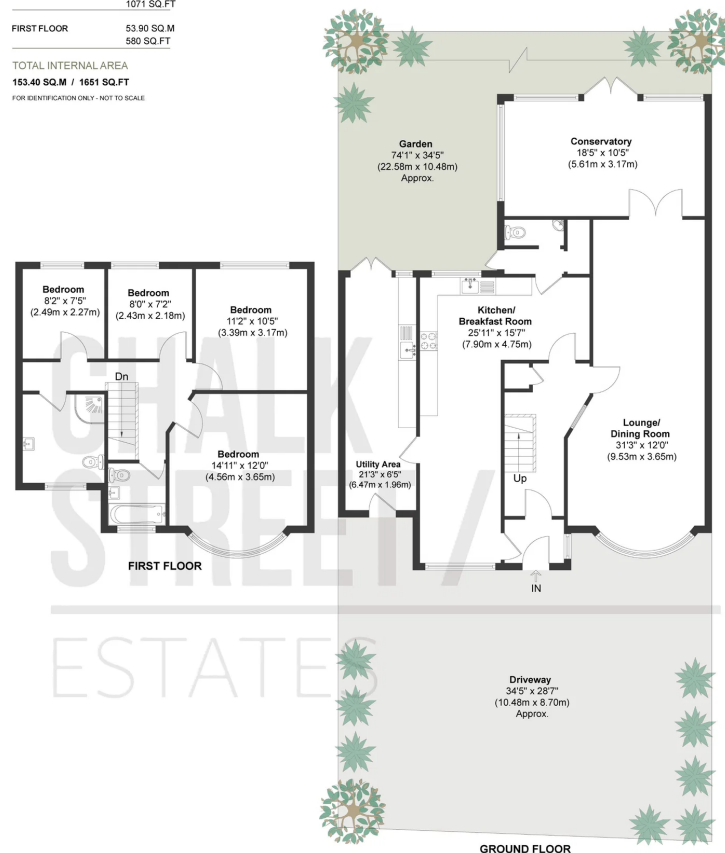
4 BEDROOM 3 BATHROOM 1 RECEPTION ROOM

GROUND FLOOR 99.50 SQ.M
1071 SQ.FT

FIRST FLOOR 53.90 SQ.M
580 SQ.FT

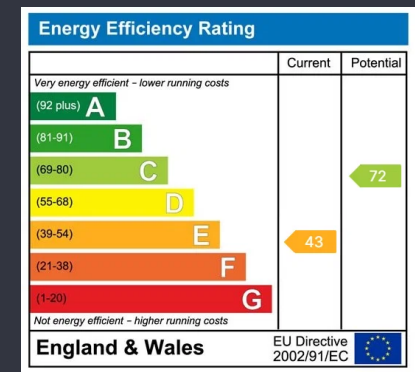
TOTAL INTERNAL AREA
153.40 SQ.M / 1651 SQ.FT

FOR IDENTIFICATION ONLY - NOT TO SCALE



THIS FLOOR PLAN HAS BEEN PROFESSIONALLY PREPARED IN ACCORDANCE WITH RICS PROPERTY MEASUREMENT STANDARDS. WHILST EVERY EFFORTS HAS BEEN MADE TO ENSURE ACCURACY, ALL DIMENSIONS, LAYOUTS, AND TOTAL AREAS ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSE ONLY. NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MISSTATEMENT. INTERESTED PARTIES SHOULD RELY ON THEIR OWN INSPECTIONS AND MEASUREMENTS.

VISUALS BY
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