



## Grange Road, Romford, RM3 7DU Offers In Excess Of £750,000



**\*\* STUNNING TOP SPEC DETACHED BUNGALOW WITH ANNEXE, GARAGE & OFF STREET PARKING. HIGH QUALITY FITTINGS THROUGHOUT WITH SCOPE TO FURTHER EXPAND INTO THE LOFT \*\***

OC Homes are delighted to present to the sales market this truly stunning three double bedroom (formerly four bed), detached bungalow located on Grange Road within the popular Heaton Grange area of Romford, RM3. The property has been taken back to brick, extensively renovated by the owners over the last few years, and finished to exacting standards throughout. Features include, smart appliances, oak fittings and flooring, wet underfloor heating, NVHR air system, water softener, Niles Audio surround sound ceiling speakers, high end finishes throughout, ample parking and a large annexe boasting home office, gym, walk in shower room, and fit out for home sauna.

The property makes a perfect family home with scope to further expand into the loft (3.5m height to the roof ridge) as well as a large rear garden and ample off street parking to the front. It is ideally located within a choice of transport links and boasts a number of local amenities with schools, parks and shops all nearby. Accommodation comprises; entrance hallway, three double bedrooms (master bedroom with walk in wardrobe), four piece bathroom, separate w/c, utility room, and open plan reception with modern kitchen and dining area, which leads out to rear garden with outhouse and garage.

Externally there is a large private garden to the rear with a great size, fully powered annexe, garage, and a spacious driveway to the front with off street parking for at least four cars. The property is offered chain free and is situated ideally for easy access into London via Harold Wood or Gidea Park Station (Elizabeth Line), as well as a choice of transport links and also boasts many local amenities including shops, restaurants, gyms and green spaces all within easy reach. To arrange a viewing exclusively through OC Homes, please call the sales team.

- FORMER 4 BED USED AS 3 BED WITH WALK IN WARDROBE
- DETACHED BUNGALOW WITH SCOPE TO CONVERT LOFT
- PAVED DRIVEWAY WITH ACCESS TO GARAGE
- LANDSCAPED REAR GARDEN WITH SIDE ACCESS
- SUBSTANTIAL ANNEXE WITH OFFICE, GYM, SHOWER & W/C
- HIGH SPECIFICATION FINISH THROUGHOUT
- LOTS OF LOCAL AMENITIES
- CHAIN FREE

### Viewing

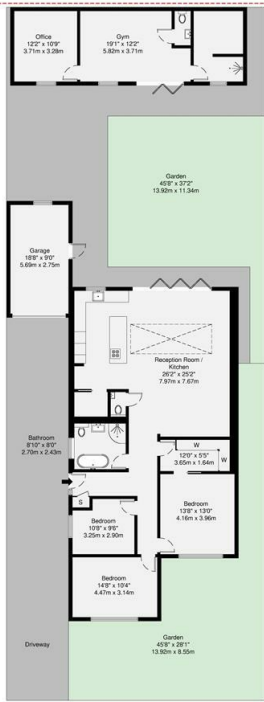
Please contact our OC Homes Gidea Park Office on 01708989888 if you wish to arrange a viewing appointment for this property or require further information.





Grange Road, RM3

CROSS REFERENCE AREA  
144.2 sq m / 1552 sq ft  
SUB-BUILDING  
44.4 sq m / 477 sq ft



GROSS INTERNAL AREA (GIA)  
The total area of the property  
144.2 sq m / 1552 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobe facilities  
2.5 sq m / 26 sq ft

EXTERNAL FEATURES  
Garden, Sheds, Fences, Transoms etc.  
276.8 sq m / 2979 sq ft

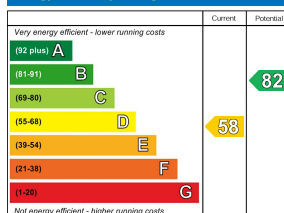
RESTRICTED HEAD HEIGHT  
Limited on one side only  
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison  
VUE



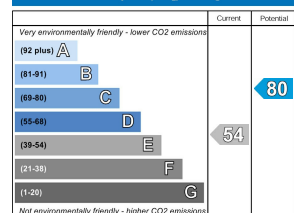
Energy Efficiency Rating



England & Wales

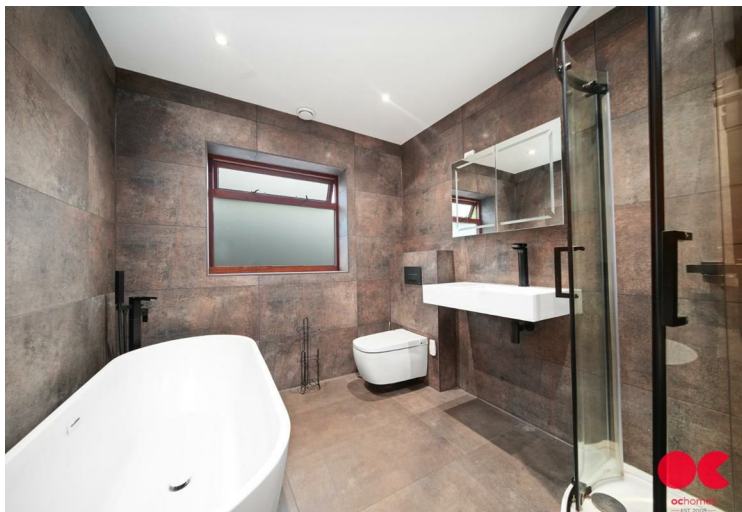
EU Directive  
2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating



England & Wales

EU Directive  
2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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