



## Crow Lane, Romford, RM7 0EL Offers In Excess Of £650,000



\*\* WELL PRESENTED 5 BED DETACHED HOME WITH LARGE ANNEXE AND AMPLE OFF STREET PARKING. CHAIN FREE \*\*

\* VIRTUAL TOUR AVAILABLE ONLINE \*

OC Homes are delighted to present to the sales market this great size five bedroom, detached family home located on Crow Lane, RM7. The property is well presented throughout and makes a perfect family home with almost 1600 sq ft of internal accommodation, a large (just shy of 300 sq ft) annexe / guesthouse and ample off street parking to the front. It is offered chain free, and is ideally located within easy access to a choice of transport links and boasts a number of local amenities with schools, parks and shops all nearby.

Accommodation comprises; ground floor - entrance hallway, reception room, kitchen / diner, two ground floor bedrooms, shower room, dining room, utility room, which leads out to a great size east facing private rear garden with large annexe or guesthouse, which houses a living area with open plan kitchen, two bedrooms / offices, and three piece shower room. The first floor boasts three good size bedrooms and a large four piece family bathroom suite.

Externally there is a great size, east facing, low maintenance private garden to the rear with side return, a guesthouse of circa 300 sq ft, and a spacious driveway to the front with off street parking for at least three cars. The property is situated ideally for easy access into London via Romford 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 now.

- 5 BED DETACHED
- LARGE ANNEXE / GUESTHOUSE
- 30 FT DRIVEWAY TO FRONT
- LOTS OF LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS
- IDEAL FAMILY HOME
- SCOPE TO FURTHER EXTEND AS REQUIRED
- 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.





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.



Energy Efficiency Rating	
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	
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

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



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