



## The Elkins, Romford, RM1 4HT

### Offers In Excess Of £800,000



**\*\* STUNNING 4 BED FAMILY HOME CIRCA 1850 SQ FT OFF PETTITS LANE. FINISHED SUPERBLY THROUGHOUT WITH OFF STREET PARKING IN SOUGHT AFTER LOCATION \*\***

**\*\* GUIDE PRICE - £825,000 to £850,000 \*\***

OC Homes are delighted to present to the sales market, this wonderful four-bedroom family home located on The Elkins, RM1. The property is ideally located within walking distance to Romford Station (Elizabeth Line), the picturesque Raphael Park, and is the perfect family home finished to exacting standards with ample light and space, with option for further expansion into the loft space if required. There are some standout features with the property having been fully renovated in 2021 with new plumbing, electrics, roof and double glazing. Other features including EV charger to the front of the property, Italian Designer kitchen, fitted wardrobes, air conditioning, and alarm system with CCTV.

Accommodation comprises; Ground floor - front porch with storage cupboards, entrance hallway, ground floor w/c, reception room, superb open plan kitchen / diner, second reception area with utility room and study, which leads out to a well-maintained south easterly facing private garden. The first floor boasts four double bedrooms (one with en-suite shower room), and a family bathroom suite, as well as access to a sizeable loft space which has scope to be converted and create a further bedroom if required (STPP).

Externally there is a low maintenance garden to the side and rear, as well as off-street parking to the front. The property is situated ideally for easy access into London with 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.

- STUNNING FAMILY HOME
- CIRCA 1850 SQ FT
- SUPERB HIGH SPEC FINISH THROUGHOUT
- OFF STREET PARKING
- EXCELLENT TRANSPORT LINKS
- ITALIAN DESIGNER KITCHEN
- ELECTRIC VEHICLE CHARGER
- FULLY RENOVATED IN 2021

### 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.

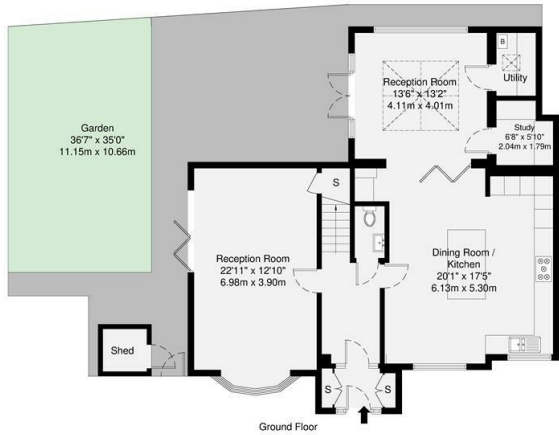
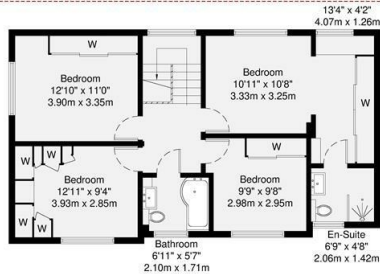




The Elkins, RM1

171.5 sq m / 1846 sq ft

GROSS INTERNAL AREA



GROSS INTERNAL AREA (GIA) The total area of the property: 171.5 sq m / 1846 sq ft

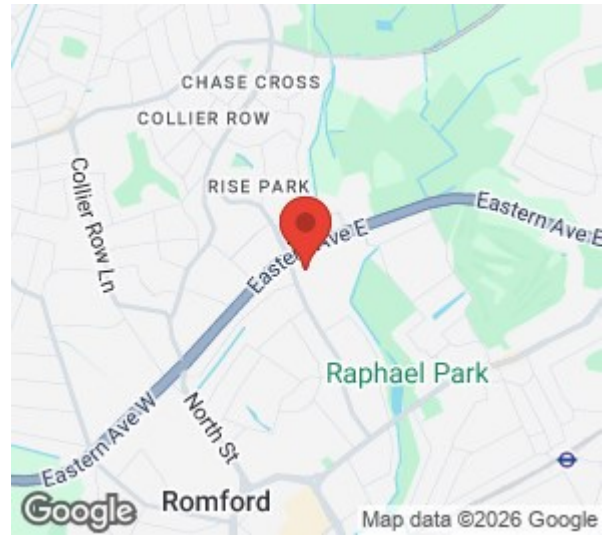
TOTAL STORAGE SPACE Storage and wardrobe cupboards: 8 sq m / 86 sq ft

EXTERNAL FEATURES Gates, Sheds, Tennis, Transoms etc.: 118.8 sq m / 1278 sq ft

RESTRICTED HEAD HEIGHT Limited on one side: 1.3m / 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			84
(69-80) C			
(55-68) D		62	
(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	



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.



164 Balgore Lane, Gidea Park, Essex, RM2 6BS  
 t. 01708989888 | e. hello@ochomes.co.uk  
 w. oneclickhomes.co.uk