



Beresfords

Guide Price £625,000 - £650,000

Freehold | 5 Bed | 2 Bath | House | Semi Detached | Council Tax Band D | EPC To be confirmed | Ref NBC252085

Pettits Lane Romford RM1 4ED

Charming semi-detached house boasting 5 bedrooms in a sought-after location. This bright and spacious property offers a homely feel with a convenient layout. Features include a lovely garden, conservatory, and off-street parking. Ideal for families seeking a comfortable and well-appointed home.

- Semi-Detached House
- 5 Bedrooms
- Ideal Family Home
- Close to Good Schools
- Off Street Parking
- Side Access
- South Facing Rear Garden
- Conservatory with Underfloor Heating
- Short Walk to the Open Spaces of Raphaels Park
- Easy Access to A12 and M25



Scan the QR code for full details and key information on this property.





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Score	Energy rating	Current	Potential
92+	A	Awaiting EPC	
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Ground Floor:

Hallway 15'2" x 6'4" (4.62m x 1.93m)

Living Room 23'10" x 12' (7.26m x 3.66m)

Kitchen 10'5" x 7'9" (3.18m x 2.36m)

Conservatory 19' x 16'4" > 7'10" (5.8m x 4.98m > 2.4m)

WC

First Floor:

Bedroom 12'9" x 10'1" (3.89m x 3.07m)

Bedroom 12'8" x 10'6" (3.86m x 3.2m)

Bedroom 9'8" x 8' (2.95m x 2.44m)

Bathroom 6'8" x 5'8" (2.03m x 1.73m)

Second Floor:

Bedroom 15'5" x 8'4" (4.7m x 2.54m)

Bedroom 12'1" x 9'2" (3.68m x 2.8m)

Shower Room 6'10" x 6'5" (2.08m x 1.96m)

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