



William Close, Romford, RM5 3EX Offers In The Region Of £600,000

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**** STUNNING DOUBLE FRONTED END OF TERRACE HOUSE WITH OFF STREET PARKING TO FRONT AND REAR ****

*** VIRTUAL TOUR ONLINE ***

OC Homes are delighted to present to the sales market, this beautifully presented four bedroom end of terrace house just by the sought after Rise Park area. The property has been superbly maintained by the current owner and is finished to exacting standards throughout with a number of redeeming features. Having had a double storey side extension in 2018, and renovated throughout, the property boasts lots of internal accommodation and further scope to convert the sizeable loft space (STPP).

Accommodation comprises; Ground Floor - entrance hallway, reception room with dining area on the left, additional reception room on right, utility room with ground floor w/c (formerly shower room and plumbing in place to revert to bathroom if required), modern kitchen, with access to a low maintenance garden with side return (with rear and side access).

First Floor - a large landing space used as office area, three double bedrooms, single bedroom and modern three piece family bathroom suite. There is also access to two loft spaces which can be converted to a sizeable third floor with further bedrooms and bathrooms (STPP). The loft space to the right within the side extension has a pull down ladder with access to a fully boarded loft room with velux window, currently used as a home gym. The loft space to the right which is part of the original house is also a good size and can easily be converted to a usable room as required.

Externally the property has a large driveway for a few cars to the front, side access, as well as rear access with another drive and garage. This is a wonderful opportunity to acquire a truly stunning house with lots of benefits in a sought after location. To arrange a viewing, please call the OC Sales team now.

- DOUBLE FRONTED END OF TERRACE
- OFF STREET PARKING TO FRONT & REAR
- EXCELLENT CONDITION THROUGHOUT
- IDEAL FAMILY HOME
- TWO LARGE LOFT SPACES
- LOTS OF LOCAL AMENITIES

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.





Energy Efficiency Rating	
Current	Potential
70	82
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(38-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

Environmental Impact (CO ₂) Rating	
Current	Potential
67	79
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(38-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	

GROSS INTERNAL AREA (GIA)
143.6 sq m / 1545 sq ft

TOTAL STORAGE SPACE
Storage area includes loft area
5 sq m / 53 sq ft

EXTERNAL FEATURES
Garden, Driveway, Terrace, Vinylclad
147.2 sq m / 1584 sq ft

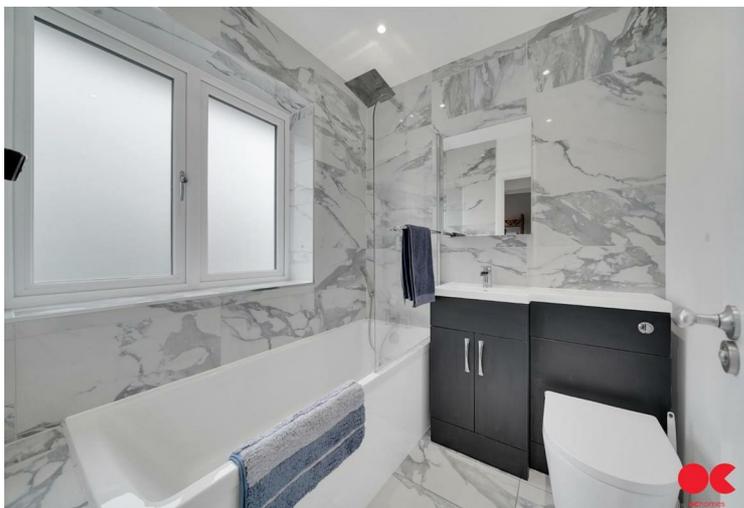
RESTRICTED HEADHEIGHT
Lower on one side 1.9m
0.0sq m / 0.0 sq ft

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

England & Wales EU Directive 2002/91/EC

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