



Parkland Avenue, Romford, RM1 4EL

Offers In Excess Of £750,000



DETACHED FAMILY HOME IN PRIME RAPHAEL PARK LOCATION – EXCITING POTENTIAL TO TRANSFORM (STPP)

Virtual Tour Available

OC Homes are excited to offer this four-bedroom detached property, perfectly positioned on the corner of Parkland Avenue and Lake Rise in Gidea Park – just moments from Raphael Park. This is a rare opportunity for buyers looking for a home they can truly make their own, with fantastic potential for a double side extension, rear extension, and loft conversion (STPP).

Inside, the current layout offers a spacious entrance hallway, ground floor W/C, main reception room, kitchen with dining area, and a second reception with doors opening onto the south-facing garden. Upstairs you'll find four bedrooms, a four-piece family bathroom, and a generous loft space ripe for conversion into an additional bedroom with en-suite (STPP).

The exterior is equally promising – a large driveway provides ample parking, while the south-facing garden offers privacy and a powered outhouse. There's also garage access from Lake Rise and an expansive side return that opens up even more scope for extension.

With excellent transport links, nearby amenities, green spaces, and sought-after school catchments, this property offers the perfect foundation to create your dream family home in a highly desirable location.

Arrange a viewing with OC Homes today to explore the possibilities.

- FOUR BED DETACHED HOUSE
- GARAGE WITH ACCESS FROM REAR
- SCOPE FOR DOUBLE SIDE EXTENSION
- OPPOSITE RAPHAEL PARK
- EXCELLENT TRANSPORT LINKS
- LOTS OF LOCAL AMENITIES
- IDEAL FAMILY HOME
- 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.





Parkland Avenue, RM1

GROSS INTERNAL AREA
145.6 sq m / 1567 sq ft
Garage & Office
42.5 sq m / 457 sq ft



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-38) F	54	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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