



## Pettits Lane North, Romford - RM1 4NX

£700,000 Freehold

FOUR BEDROOM CHALET-STYLE BUNGALOW • IMPRESSIVE GARDEN WITH DOUBLE-WIDTH PLOT TO THE REAR • POTENTIAL FOR FURTHER EXTENSION (SUBJECT TO PLANNING PERMISSION) • GENEROUS ROOM DIMENSIONS THROUGHOUT • AMPLE PARKING FOR MULTIPLE CARS • IDEALLY LOCATED FOR FAMILIES WITH SCHOOLS CLOSE BY

This four bedroom chalet style bungalow stands out for its generous plot, well proportioned rooms and impressive rear garden, with further potential to extend, subject to planning permission. Set in the popular Rise Park area, it offers flexible accommodation for family living, ample off street parking for multiple vehicles and a layout that can adapt as your needs change.

Inside, the property opens into a welcoming hallway with access to three ground floor bedrooms, including two good size bay fronted rooms. There is also a well kept family bathroom, a useful utility room and an attached garage. To the rear, the home opens into a spacious kitchen diner with plenty of storage and worktop space, while the main reception room stretches across the back of the property and provides an excellent living and entertaining area with doors opening onto the garden. Upstairs, the first floor offers a further bedroom and access to eaves storage, making it a practical choice for a growing family or anyone needing space to work from home.

Outside is where this home really comes into its own. The rear garden is a major feature, extending to around 57 metres in length, with a wider section to the rear that gives you even more outside space to enjoy. There is a large lawn, mature planting, a patio area and a detached shed, creating plenty of room for children to play, summer gatherings or future landscaping ideas. To the front, the property has a private driveway with parking for several cars.

Pettits Lane North is well placed for families, with Rise Park Academy and Marshalls Park Academy close by, along with local shops and everyday amenities. There are bus routes into Romford town centre and Romford station, where the Elizabeth line provides convenient access into Central London and Heathrow. The property also offers good road links to the A12 and M25.

Council Tax band: E

Tenure: Freehold



**Hallway****Kitchen**

15' 7" x 14' 8" (4.76m x 4.46m)

**Utility**

9' 8" x 5' 11" (2.95m x 1.80m)

**Reception Room**

26' 3" x 13' 0" (8.00m x 3.95m)

**Bedroom**

13' 10" x 13' 7" (4.21m x 4.13m)

**Bedroom**

10' 10" x 7' 10" (3.30m x 2.40m)

**Bedroom**

12' 11" x 12' 3" (3.93m x 3.73m)

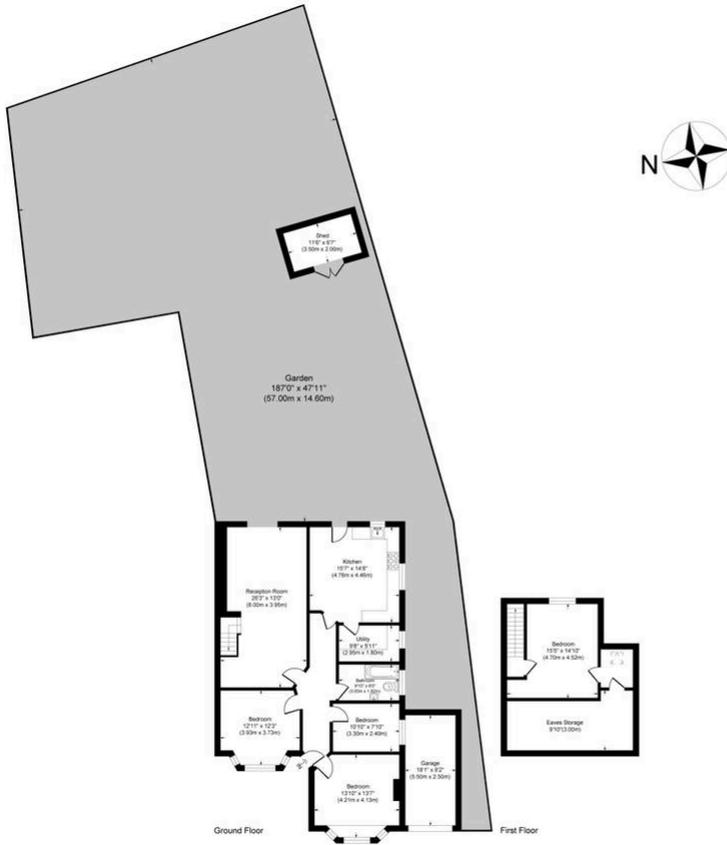
**Bathroom**

9' 10" x 6' 0" (3.00m x 1.82m)

**Landing****Bedroom**

15' 5" x 14' 10" (4.70m x 4.52m)





## Pettits Lane North

Approximate Gross Internal Area

Ground Floor = 118.1 sq m / 1272 sq ft

First Floor = 24.5 sq m / 264 sq ft

Garage = 13.7 sq m / 148 sq ft

Shed = 7.0 sq m / 75 sq ft

Total = 142.6 sq m / 1536 sq ft

(Excluding Eaves Storage, Garage & Shed)

Total = 180.7 sq m / 1945 sq ft

(Including Eaves Storage, Garage & Shed)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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