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Pettits Lane, Romford Offers in excess of **£700,000**



This is a fabulous four bedroom detached bungalow with off street parking and garage.

This lovely home has many features which include an impressive sitting room and a conservatory which overlooks a large garden. Good size kitchen / breakfast room, dining room / or 4th bedrooms. Two bathrooms one of which is an ensuite.

This property is well worth a viewing to fully appreciate the size of this home and what it has to offer. Freehold

- **FOUR BEDROOMS**
- **DETACHED BUNGALOW**
- **OFF STREET PARKING**
- **GARAGE**
- **CONSERVATORY**
- **FABULOUS SITTING ROOM**
- **TWO BATHROOMS**
- **GOOD SIZE KITCHEN / BREAKFAST ROOM**
- **LARGE GARDEN**
- **CLOSE TO TOWN CENTRE**

HALLWAY

DINING ROOM / BEDROOM
17' 7" x 13' 6" (5.36m x 4.11m)

BEDROOM
12' 0" x 8' 10" (3.66m x 2.69m)

BATHROOM

BEDROOM
12' 6" x 7' 1" (3.81m x 2.16m)

BEDROOM
21' 9" x 12' 0" (6.63m x 3.66m)

ENSUITE SHOWER ROOM

KITCHEN / BREAKFAST ROOM
15' 11" x 9' 10" (4.85m x 3m)

SITTING ROOM
21' 0" x 14' 9" (6.4m x 4.5m)

CLOAKROOM

CONSERVATORY
22' 7" x 13' 1" (6.88m x 3.99m)

ENCLOSED SIDE ACCESS 23' 1" x 5' 9" (7.04m x 1.75m)

GARDEN 72' 2" x 47' 7" (22m x 14.5m)

GARAGE 18' 3" x 7' 8" (5.56m x 2.34m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



DISCLAIMER: 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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.