



Bournebridge Lane, Romford, RM4 1LT  
£2,600,000

Jenkins Property

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Six bedroom main house with 2 bedroom detached annex. Check out our virtual tour in the listing to have a look around. This exquisite house on Bournebridge Lane offers a remarkable blend of space and elegance. With an impressive six bedrooms complemented by a two bedroom detached annex, this property is perfect for families seeking both comfort and luxury. Each bedroom is thoughtfully designed, providing ample space and privacy for all.

The house boasts five generous reception rooms, ideal for entertaining guests or enjoying quiet family time. These versatile spaces can be tailored to suit your lifestyle, whether you envision a formal dining area, a cosy lounge, or a vibrant playroom for children. The abundance of natural light throughout the home enhances the welcoming atmosphere, making it a delightful place to live.

With six bathrooms, the main house ensures convenience and comfort for all residents and visitors. The modern fixtures and fittings in each bathroom add a touch of sophistication, making daily routines a pleasure rather than a

- Stunning interior recently upgraded
- Six bedrooms all with En-suits
- Impressive Kitchen living space
- Detached two bedroom annex
- Adventure play room
- Games room
- Rear garden in excess of 250 feet
- Home automation
- Treatment room
- Home office

Reception Hallway - 5.94 x 2.12 (19'5" x 6'11") - Bedroom - 5.52 x 3.13 (18'1" x 10'3") -

Office - 3.09 x 2.96 (10'1" x 9'8") - En-Suite - 2.25 x 1.62 (7'4" x 5'3") -

Treatment Room - 2.97 x 2.86 (9'8" x 9'4") - Bedroom - 3.33 x 2.93 (10'11" x 9'7") -

Wc - 2.21 x 1.17 (7'3" x 3'10") - En-Suite - 2.48 x 1.64 (8'1" x 5'4") -

Laundry Room - 3.68 x 2.54 (12'0" x 8'3") - Walk In Wardrobe - 2.35 x 1.52 (7'8" x 4'11") -

Bedroom - 6.58 x 3.02 (21'7" x 9'10") - Exterior -

En-Suite - 2.07 x 1.44 (6'9" x 4'8") - Annex -

Walk In Wardrobe - 2.02 x 1.82 (6'7" x 5'11") - Annex Kitchen - 3.32 x 3.03 (10'10" x 9'11") -

Adventure Play Room - 8.02 x 4.76 (26'3" x 15'7") - Annex Living Dining - 6.26 x 5.59 (20'6" x 18'4") -

Kitchen Living Room - 13.82 x 5.49 (45'4" x 18'0") - Annex Master Bedroom - 4.71 x 3.40 (15'5" x 11'1") -

Games Room - 5.27 x 3.19 (17'3" x 10'5") - En-Suite - 2.72 x 1.79 (8'11" x 5'10") -

Landing - 3.95 x 3.67 (12'11" x 12'0") - Bedroom - 3.03 x 2.94 (9'11" x 9'7") -

Principal Bedroom - 4.7 x 4.13 (15'5" x 13'6") - En-Suite - 1.98 x 1.95 (6'5" x 6'4") -

En-Suite Bathroom - 3.38 x 2.83 (11'1" x 9'3") - Outbuilding Storage - 4.12 x 3.47 (13'6" x 11'4") -

Walk In Wardrobe - 4.7 x 2.41 (15'5" x 7'10") - Outbuilding Games Complex And Pub - 10.76 x 5.98 (35'3" x 19'7") -

Bedroom - 5.18 x 3.61 (16'11" x 11'10") - Rear Garden .49 Acres In Total - in excess of 76.20m feet (in excess of 250 feet) -

En-Suite / Dressing Room - 5.47 x 2.94 (17'11" x 9'7") - Front Driveway - 18.29m x 16.15m (60" x 53") -

Bedroom - 4.56 x 3.86 (14'11" x 12'7") -

En-Suite - 2.6 x 1.15 (8'6" x 3'9") -

Walk In Wardrobe - 1.76 x 1.16 (5'9" x 3'9") -





Approximate total area<sup>(1)</sup>

5528 ft<sup>2</sup>  
513.5 m<sup>2</sup>

Reduced headroom

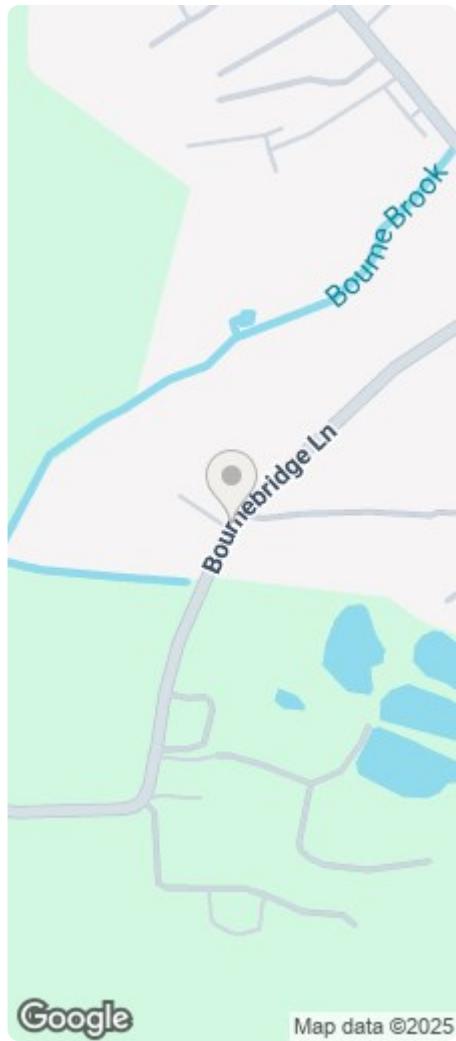
85 ft<sup>2</sup>  
7.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft / 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(A) plus A	B	(A) plus A	B
(B) plus B	C	(B) plus B	C
(C) plus C	D	(C) plus C	D
(D) plus D	E	(D) plus D	E
(E) plus E	F	(E) plus E	F
(F) plus F	G	(F) plus F	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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