



Pancroft, Romford, RM4

BUTLER & STAG



Guide Price £800,000 - £825,000

Pancroft is a beautifully proportioned family home offering just over 2,600 square feet of space across three floors, with the added bonus of a garage, home office, and a spa outbuilding. Thoughtfully designed, it combines generous living areas with quiet retreats, making it the perfect balance between family life, entertaining and relaxation.



Freehold

- Semi Detached Family Home • Four/Five Bedrooms/Three Bathrooms
- Well Presented Throughout • Utility Room/Downstairs WC
- Detached Garage/Outside Workshop

The ground floor centres around a large open-plan kitchen, dining and reception room, a welcoming space that's ideal for both everyday living and hosting friends. To the front, a separate study provides a peaceful spot for working from home, while the living room offers a more formal place to relax. A utility room and cloakroom complete the ground floor.

Upstairs, the first floor has four comfortable bedrooms arranged around a bright landing, served by both a family bathroom and a shower room. The top floor feels like its own private suite, with a generous double bedroom tucked into the eaves, its own bathroom, and a study area that makes the space perfect for guests, teenagers or anyone wanting a little more privacy.

Outside, the property continues to impress. A large detached garage sits alongside a versatile office or studio, ideal for home working or hobbies, while a separate spa room with adjoining store adds a touch of luxury.

This is a home that offers space, flexibility and character in equal measure, designed to adapt to the needs of modern family living.

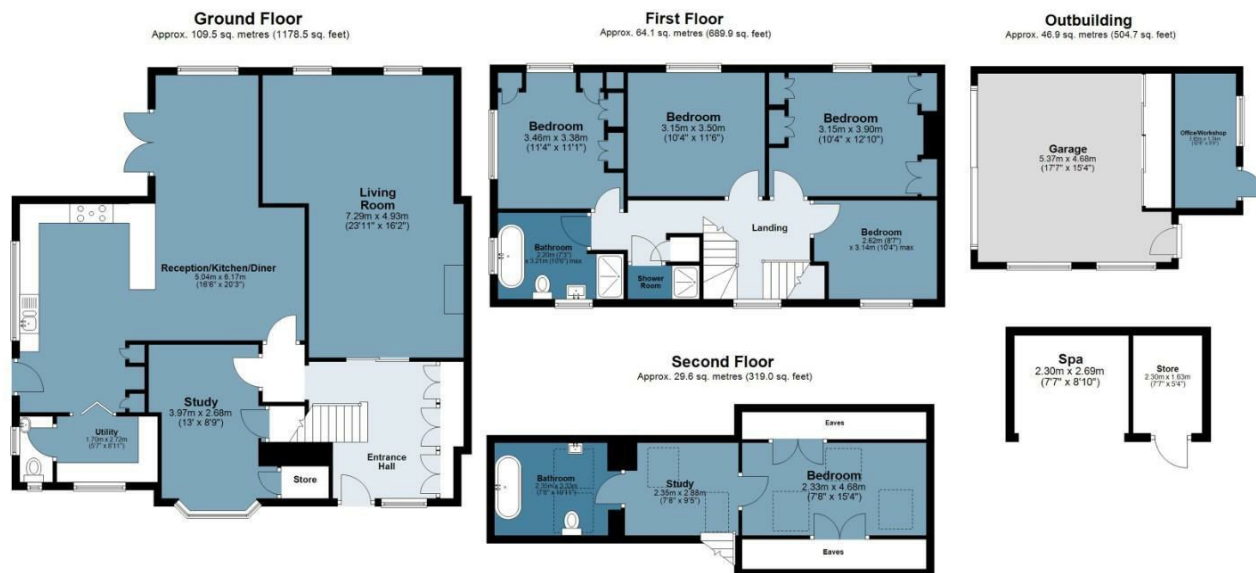




Pancroft

Approx. Gross Internal Area 250.1 Sq M (2692.1 Sq Ft)

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.