



North Road, Romford, RM4

BUTLER & STAG



**Guide Price £525,000-£550,000.  
Open Day Saturday 2nd March. By  
Appointment Only.**  
**This delightful semi-detached  
Victorian house has been tastefully  
modernised to highest of standards  
throughout & is set in the sought  
after village of Havering- Atte-  
Bower offering easy access to both  
Romford/Harold Wood Rail Station.**



## Freehold

- Semi-Detached Victorian Home
- Three Bedrooms
- First Floor Bathroom/Ground Floor Cloakroom
- Off-Street Parking For Four Vehicles
- Rear Garden Extending To 100ft
- Far Reaching Countryside Views
- Potential To Extend (STPP)
- Full Of Charm & Character

With the current owners fully refurbishing throughout in recent years whilst still allowing the house to hold many of its period features, the principle living accommodation comprises of three living spaces across the ground floor with the largest of those being the main reception room with the centre piece being a striking feature fire place. Leading on is then a charming kitchen/dinning room with various integrated appliances along with uninterrupted views of the Westerly facing rear garden. The ground floor is then complete with a spacious conservatory, utility & ground floor cloakroom.

To the first floor there are three double bedrooms and a family bathroom.

Externally, the frontage holds off street parking for four vehicles whilst the rear garden extends to 100 ft in length backing onto open countryside fields with uninterrupted views.

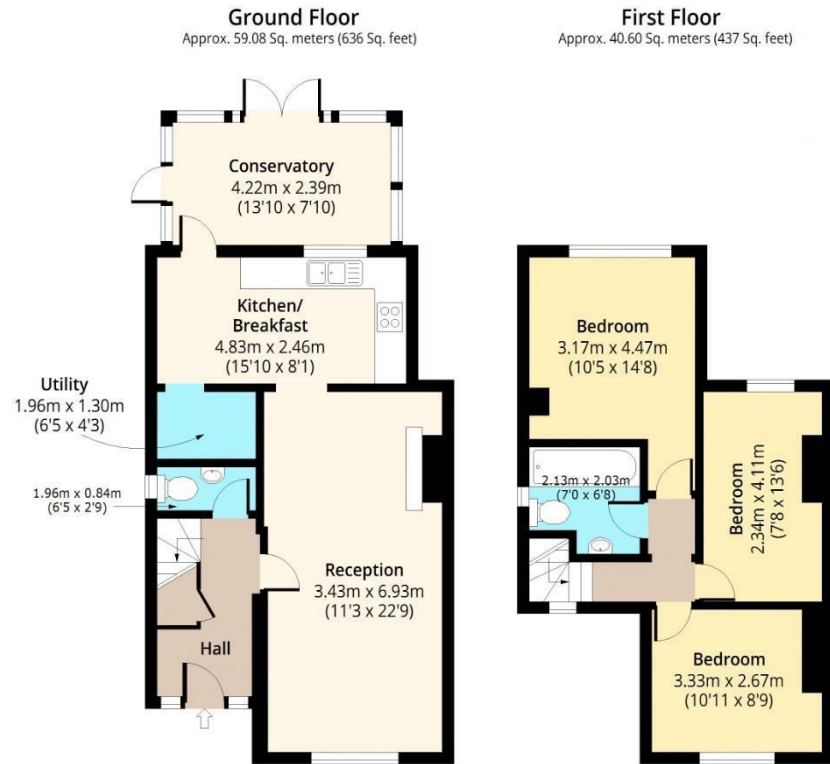
NP. The property is in the final stages of planning approval for a large rear ground floor extension (STPP).

Ideally located for All of Havering-Atte-Bowers local amenities. Just 15 minutes to both Harold Wood/Romford station for direct Links to Central London. Good commuter roads for Essex and London areas by way of the A12, A127, M25 and M11.





## Park Cottages, RM4



Total area: approx. 99.68 Sq. meters (1073 Sq. feet)  
For illustration purposes only - not to scale  
[www.lpaplus.com](http://www.lpaplus.com)



# BUTLER & STAG

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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.