



## Priory Road

Noak Hill, Romford, RM3 9AT

- AN IMPRESSIVE CORNER PLOT DETACHED RESIDENCE
- OPEN PLAN LIVING ACCOMMODATION
- FOUR GOOD SIZE BEDROOMS
- FAMILY BATHROOM
- GROUND FLOOR CLOAKROOM
- GAS CENTRAL HEATING & AIR CONDITIONING
- MATURE PRIVATE SOUTHWEST FACING GARDEN
- GARAGE APPROACHED VIA OWN DRIVE
- NO ONWARD CHAIN
- EPC - D

Offers in the Region Of  
**£775,000**



For more information or an appointment to view

**01708 748956 or [info@accordhomes.co.uk](mailto:info@accordhomes.co.uk)**

## LOCATION, LOCATION, LOCATION – THIS EXCELLENT DETACHED RESIDENCE REALLY DOES DEFINE THIS STATEMENT.

Sitting proudly overlooking wide open natural space with an abundance of wild deer roaming free is this excellent detached house. The highly desirable Noak Hill area is on the fringe of Havering with good commuter links being just 10 minutes from Romford or Harold Wood mainline stations, 20 minutes to the Central or District lines and excellent road links to London and beyond. Occupying a substantial mature corner plot measuring approximately 12,500 sq ft the property is really the canvas of the family looking for that forever home. The accommodation currently offers open plan living to the ground floor with a spacious L shaped living/dining room, and kitchen/breakfast room and to the first are four good size bedrooms and a family bathroom. However, this property does not lack in potential to enlarge with ample space to the side or rear to extend (STSP). Only by way of a full inspection can you truly appreciate not only the stunning location but excellent potential of this excellent family home that is offered with no onward chain.

### Entrance Porch

Traditional style panelled UPVc entrance door with central oval opaque double glazed panel, double glazed lead light bow window to front, radiator, tiled flooring, further opaque multi pane entrance door into:

### Main Living Area *33' 4" x 14' 7" narrowing to 10'4" (10.16m x 4.44m > 3.19m)*

The main living area is a large L shaped area traversing the property and comprises:

### Lounge Area

Double glazed lead light bow window to front and double glazed patio style doors to rear, feature wooden fire surround with marble effect insert, tiled hearth and fitted electric fire, an open tread staircase rising to the first floor, radiator and wall mounted air-conditioning unit, coved cornice to ceiling, tiled floor covering.

### Dining Area

Double glazed lead light bow window to front along with double glazed lead light bay window to side, radiator, coved cornice to ceiling, tiled floor covering.

### Ground Floor Cloakroom

Opaque double glazed window to rear, a modern white suite comprising of low level WC and vanity wash hand basin with storage under and monobloc mixer tap, tiled walls with inset border design, coved cornice to ceiling, radiator, tiled floor covering.



### Kitchen/Breakfast Room *14' 2" x 12' 3" (4.32m x 3.73m)*

Double glazed lead light windows to two elevations, a comprehensive range of dark wood wall and base level units incorporating a peninsular bar unit, ample roll edged work top surfaces over with inset stainless steel one and a half bowl sink unit, a range of integrated appliances including a ceramic hob and mid height double oven, further recess for free standing fridge freezer and recess and plumbing for washing machine, tiled walls, wall mounted air-conditioning unit, tiled floor covering.

### Rear Porch

An opaque double glazed door giving access to driveway and a further double glazed door leading to garden.

### First Floor Landing

A large feature double glazed lead light window to front along with a smaller double glazed window to rear, ranch style balustrade, access to loft area, built in storage cupboard, radiator, fitted carpet.

### Bedroom One *14' 6" x 11' 1" (4.43m x 3.38m)*

Double glazed lead light window to front and a further double glazed window to rear, a range of fitted wardrobes incorporating a central dressing table and over head storage, radiator, fitted carpet.





#### **Bedroom Two 11' 8" x 10' 6" (3.56m x 3.20m)**

Double glazed lead light window to front and a further double glazed lead light window to side, a range of fitted wardrobes to one wall with central dressing table and overhead storage, further built in storage cupboard, radiator, fitted carpet.

#### **Bedroom Three 12' 5" x 8' 8" (3.78m x 2.65m)**

Double glazed windows to both rear and side, en-suite vanity wash hand basin with storage under and wall mounted vanity mirror over, radiator, fitted carpet.

#### **Bedroom Four 9' 0" x 7' 6" (2.75m x 2.28m)**

Double glazed lead light window to side, built in double wardrobe, radiator, fitted carpet.

#### **Family Bathroom 6' 7" x 5' 6" (2.00m x 1.68m)**

Opaque double glazed window to rear, a white suite comprising of a panelled bath with mixer tap and independent thermostatically controlled shower over, pedestal wash hand basin and low level WC, fully tiled walls with inset border design, coved cornice to ceiling, radiator, vinyl floor covering.

#### **Rear Garden**

The property occupies a substantial corner plot measuring approximately 1250sq ft (1170sqm) with the immediate rear garden measuring in excess of 100'. The south westerly facing garden commences with an immediate enclosed private patio that really captures the afternoon and evening sunshine and is an ideal area for al-fresco dining. The remainder, being extremely private

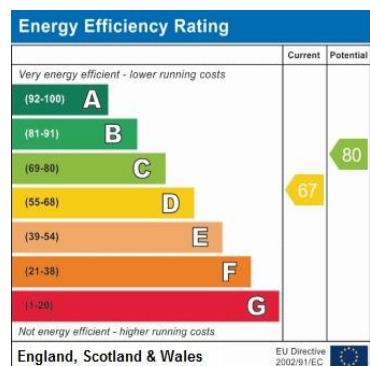
is predominantly laid to lawn and is well screened by an abundance of mature ever green trees and bushes, Immediately adjacent to the patio is a personal door to the garage and access via glazed sliding doors to the garden store room measuring 15'10" x 6' (4.83m x 1.83m)

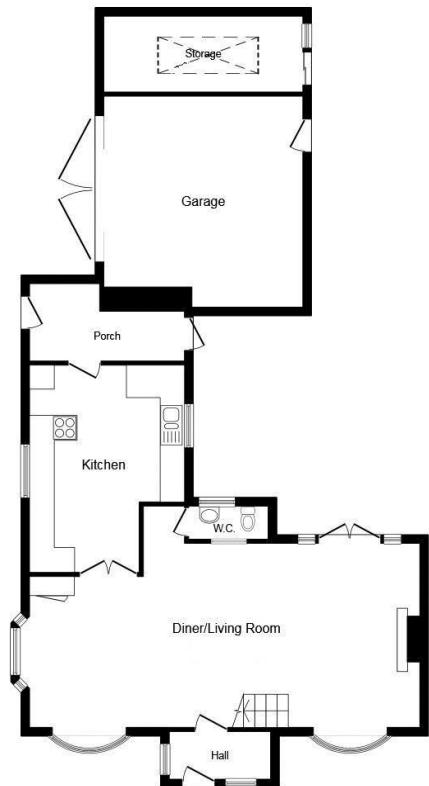
#### **Garage 16' 8" x 15' 10" (5.09m x 4.83m)**

Accessed via an independent driveway that also provides additional off street parking, double doors with power and lighting supplied.

#### **Frontage**

As previously mentioned the property occupies a corner plot and therefore has the benefit of an impressive road frontage beautifully landscaped with multi tier lawns and mature evergreen shrubbery, personal path that borders the property and gives access to side driveway.





**Ground Floor**



**First Floor**

Total floor area 172.0 sq.m. (1,851 sq.ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

