

Lanes

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Upper Bedfords Farmhouse Lower Bedfords Road, Romford, RM1 4DQ

Offers In Excess Of £1,350,000

OWN YOUR OWN PIECE OF HISTORY

This Grade II Listed mid-19th-century FOUR BEDROOM farmhouse which boasts a striking design featuring a three-storey tower complemented by a two-storey wing to the west situated on substantial grounds. The accommodation needs modernising throughout and comprises of Entrance hall, Three reception rooms, games room, cellar, two shower rooms and a separate bathroom, double garage, Gated entrance and much more!



Entrance Hall

Reception One

18'11 x 15'0 (5.77m x 4.57m)

Reception Two

18'1 x 17'11 (5.51m x 5.46m)

Reception Three

18'8 x 9'7 (5.69m x 2.92m)

Dining Room

18'9 x 14'5 (5.72m x 4.39m)

Kitchen

10'2 x 9'8 (3.10m x 2.95m)

Shower Room

Plant Room

Games Room

35'8 x 18'5 (10.87m x 5.61m)

First Floor Landing

Bedroom One

17'2 x 15'0 (5.23m x 4.57m)

Bedroom Two

18'6 x 14'1 (5.64m x 4.29m)

Bedroom Three

19'9 x 18'10 (6.02m x 5.74m)

L shaped

Bathroom

Shower Room

Second Floor Landing

Guest Room

18'9 x 16'8 (5.72m x 5.08m)

Exterior

Gated entrance leading to substantial grounds with laid lawn, mature trees and shrubs and parking.

Double Garage

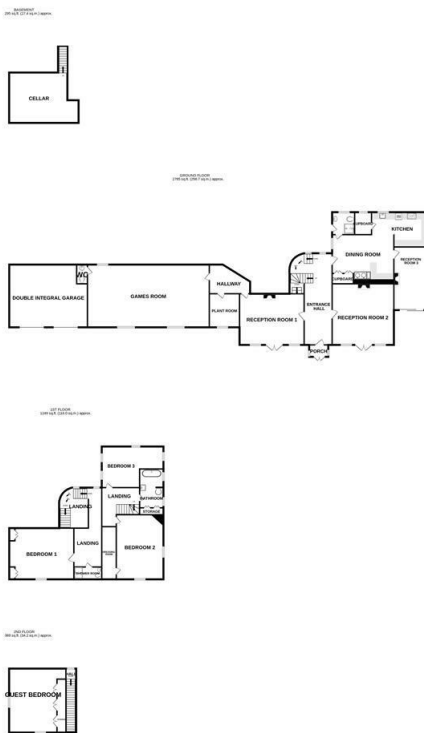
19'8 x 18'8 (5.99m x 5.69m)

Reference

CH6444/PL/PL/PL/20/03/2024 - Cheshunt Estate Agent

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			65
(39-54) E			
(21-38) F		15	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 4697 sq ft. (436.4 sq m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency and no guarantee is made with respect to CO₂e.

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

