Priory Mews, Romford RM3

A stunning collection of luxury five bedroom detached homes

PORTER GLENNY NEW HOMES

the land & new homes specialists

Priory Mews, Priory Road, Romford, RM3 9AP

The development

Welcome to Priory Mews a unique collection of five luxury detached 5-bedroom family homes.

Situated in a peaceful residential location and bordering green open space, residents can enjoy direct access and uninterrupted views over Priory Green, a green space protected for the local community and neighbouring Dagnam Country Park.

The area is known for grazing deer and wildlife. Mercury Land Holdings are your local developer and this exclusive development has been carefully planned, the needs of the residents are at the heart of their designs and the whole development.

Become part of a neighbourhood with a strong sense of community, where residents are actively involved in preserving their local green spaces. Local amenities – While benefitting from a peaceful position, the homes are just a short distance from local shops, amenities and road and rail links including access to the M25 and Elizabeth Line.

Site Plan

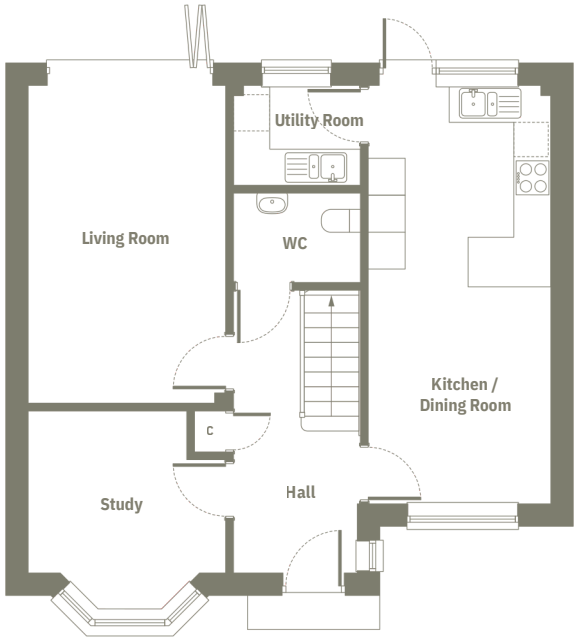
Location

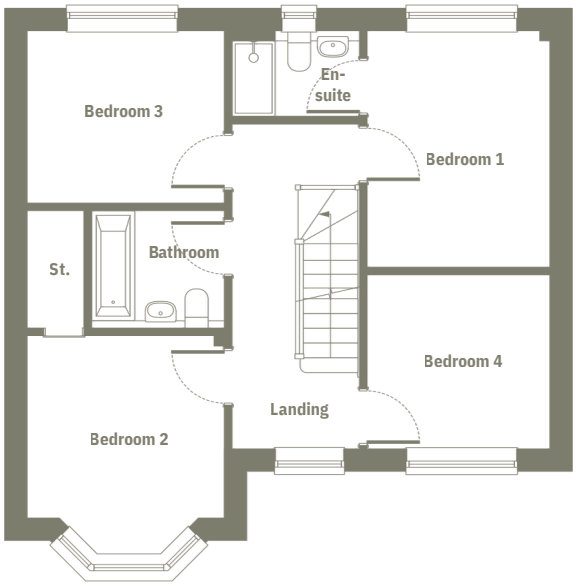
Though set in a peaceful location, the homes offer convenient access to major road networks, including the A12 and M25. Harold Wood Station, on the Elizabeth Line, is just a short drive or bus journey away, offering easy commutes to Central London.

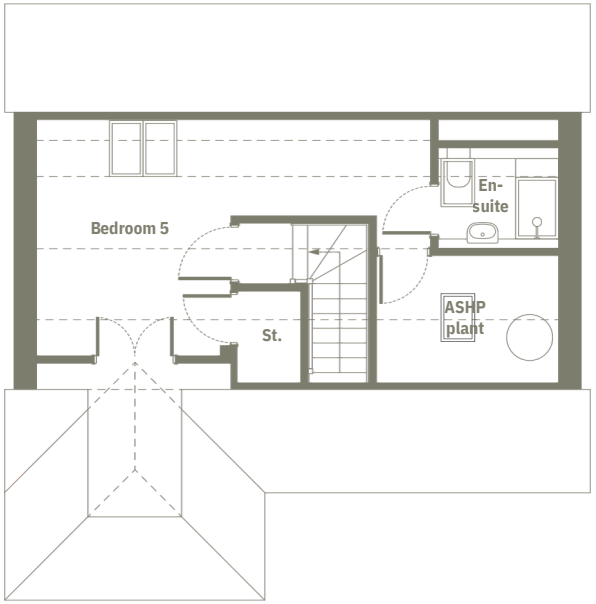
Nestled in a peaceful residential location with direct access to Priory Green, plus direct access to the largest Country Park in Havering - Dagnam Park, these five bedroom detached homes offer an unparalleled blend of modern living and natural surroundings.

Built by Mercury Land Holdings, a developer wholly owned by the London Borough of Havering, this new development is designed to be sympathetic to the existing local character while providing high quality, family sized residences.

Floorplan







Ground Floor

Living Room – 17’ x 10’6”

Kitchen/Dining Room – 24’7” x 9’8”

Cloakroom

Utility

Study – 11’3” in to bay x 10’6”

First Floor

Bedroom One – 12’7” x 9’8”

En-Suite

Bedroom Two – 10’5” x 9’8”

Bedroom Three – 10’5 x 9’3”

Bedroom Four – 9’8” x 9’4”

Bathroom

Second Floor

Bedroom Five – 11’10” x 11’8”

En-Suite

Specification

KITCHEN

- Ceramic wall tiles with complimentary upstand and splashback
- Under counter downlights
- Double oven, induction hob and extractor
- Dishwasher
- Free standing washer drier to utility
- Fridge/freezer
- 1.5 sink drainer unit with Quooker tap

BATHROOMS AND ENSUITES

- Stylish white sanitaryware with chrome mixer taps and soft close toilet seats
- Single end shower bath with glass shower screen and chrome mixer shower
- Shower cubicle with low profile tray and thermostatic chrome shower
- Ceramic wall tiles
- Chrome towel rail
- Globe LED illuminated mirror (to main bathroom)
- White downlights
- Separate utility room

HEATING AND HOT WATER

- Air Source Pumps

ELECTRICAL

- EV chargers
- Data outlets CAT 6 typically in lounge, study, bed 1 and bed 2
- Telephone point in lounge, study and bedroom 1
- Ceiling pendant to all reception rooms and bedrooms
- All properties to benefit from Full Fibre gigabit capable infrastructure provided by BT

INTERNAL FEATURES

- All walls and ceilings finished in Dulux Brilliant White
- Skirtings and architraves white
- White painted internal doors with chrome finish ironmongery
- Oak balustrade
- LVT flooring
- Composite front door with deadbolt and multipoint locking system

EXTERNAL FEATURES

- Power and light to garage
- PIR brushed stainless steel external lights to front and rear
- External tap to rear garden
- Gardens to front and rear – turfed
- Driveway for multiple cars

Local connections

Commuter distance by car

- Central Park Leisure centre - 0.9 miles
- South Weald Country Park – 2.6 miles
- The Brewery Shopping Centre – 5 miles
- A12 – 1.6 miles
- M25 – 2.6 miles
- Stansted Airport – 27.7 miles

Local Primary and Secondary schools

- Mead Primary
- Broadford Primary
- Hilldene Primary
- Drapers Academy (Secondary)
- Bower Park Academy (Secondary)
- Marshalls Park Academy (Secondary)

Railway and Tube stations nearby

- Harold Wood Station – 2.3 miles
- Romford Station (Elizabeth Line) – 5.1 miles

Priory Mews

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Site layouts, plans, and specification are taken from plans which were correct at time of print. All plans within this brochure are not to scale. Room dimensions contained within this brochure were taken off plan in metric. Imperial measurements are for guidance purposes only. The information and imagery contained in this brochure are for guidance purposes and does not constitute a contract, part of a contract or warranty. The developer may choose to alter the layouts and specification of the properties during consultation. Although the developer endeavours to adhere to the specification outlined in this brochure it may be necessary to make amendments to this and the developer reserves the right to make these changes as and when required throughout the build stages of these properties.

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