

DORSET AVENUE, ROMFORD

Extended Three Bedroom Terraced Home | High Specification Throughout | Lounge | Open Plan Kitchen/Diner/Family Room | Bathroom W.C. | Large Sun-Terrace | Approximately 100' Rear Garden | Off Street Parking | Walking Distance to Romford Town Centre And Elizabeth Line Railway Station |

£525,000 3 bedroom terraced house for sale

SSTC

CHARLES STRATTON
ESTATE AGENTS



Situated in a popular residential turning close to local schools and Romford Town Centre with its Crossrail Elizabeth Line Railway Station is this well presented Three-Bedroom mid terrace home.

The property is approached by a block paved driveway which offers off street parking to the front and leads to the front door which opens to the Entrance Hall with further doors opening to the round bay-fronted Lounge and a spacious Kitchen/Diner/Family Room. To the first floor there are Three Bedrooms and Bathroom W.C. To the rear there is a large Sun-Terrace laid to mainly lawned gardens measuring approximately 100 feet.

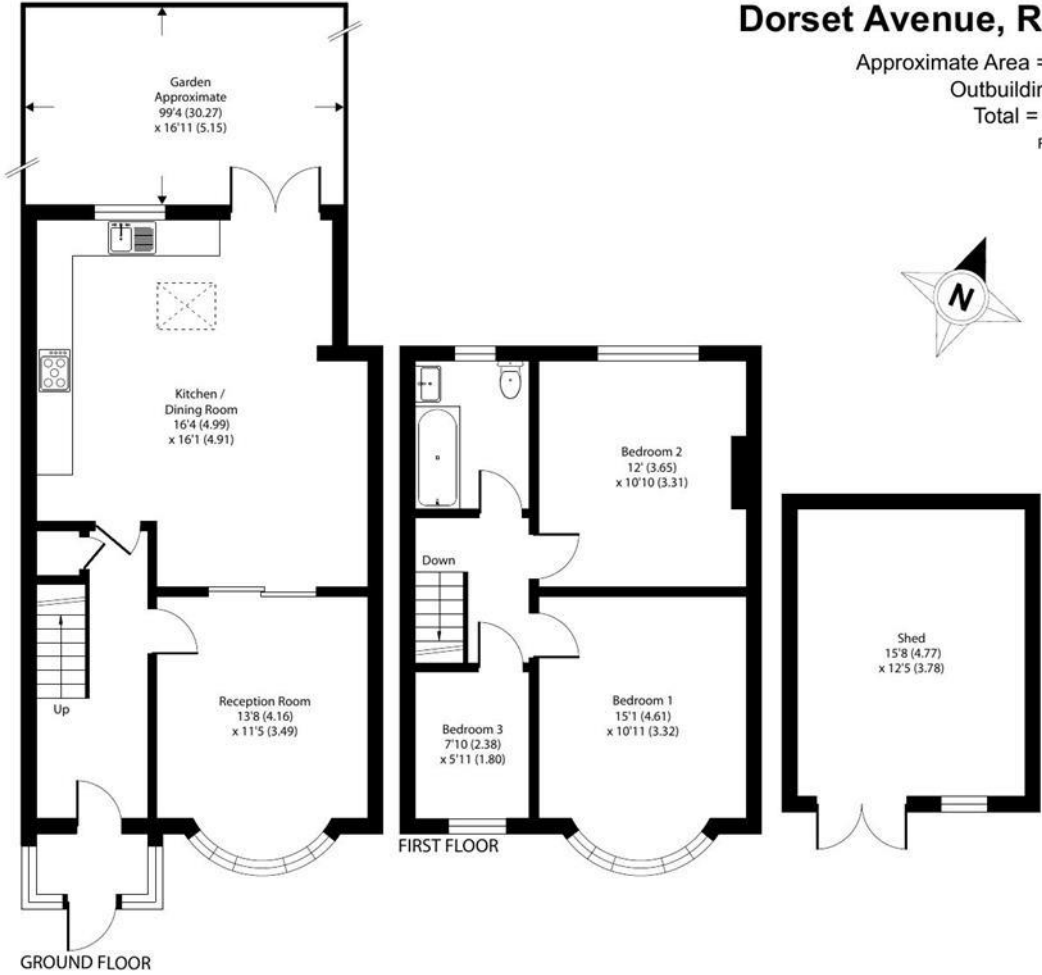
Rarely to properties of standard become available so we urge an internal viewing at your earliest opportunity.





Dorset Avenue, Romford, RM1

Approximate Area = 1071 sq ft / 99.4 sq m
 Outbuilding = 194 sq ft / 18 sq m
 Total = 1265 sq ft / 117.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrlcheom 2024. Produced for Charles Stratton Estates Ltd REF:1141067

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
77		90	

Energy Efficiency Rating
 Very energy efficient - lower running costs
 A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)
 Not energy efficient - higher running costs
 EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating
 Very environmentally friendly - lower CO₂ emissions
 A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)
 Not environmentally friendly - higher CO₂ emissions
 EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.
 The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂).

Viewing by appointment only
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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitments are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.