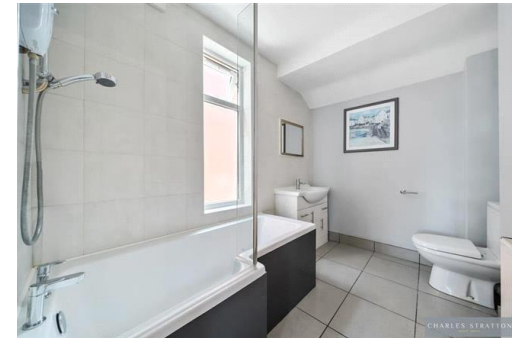




KINGSTON ROAD, ROMFORD

***** No Onward Chain *** Three Bedroom Semi-Detached Home | Short Walking Distance to Romford Town Centre | Walking Distance To Romford Mainline Railway Station | Just across Junction Road to Western Road Medical Centre | Lounge | Dining Room | Re-Fitted Bathroom | Outside Cloakroom W.C. |**

Freehold | 3 bedroom semi-detached house for sale



SSTC

CHARLES STRATTON
ESTATE AGENTS



Three-Bedroom semi-detached home situated close to Romford's town centre with its excellent range of shops and amenities, Crossrail Elizabeth Line Railway Station, and positioned just across Junction Road to the Western Road Medical Centre, is being offered with no onward chain.

The property is approached by a block paved driveway which provides off-street parking and leads to the front door. Ground floor accommodation comprises two Reception Rooms, Kitchen and an outdoor Cloakroom W.C. accessed from the side of the property. To the first floor there are Three Bedrooms and recently refitted Bathroom W.C.

The rear garden commences with a generous patio area and measures approximately 95 feet and benefits from pedestrian side access.

Tenure: Freehold







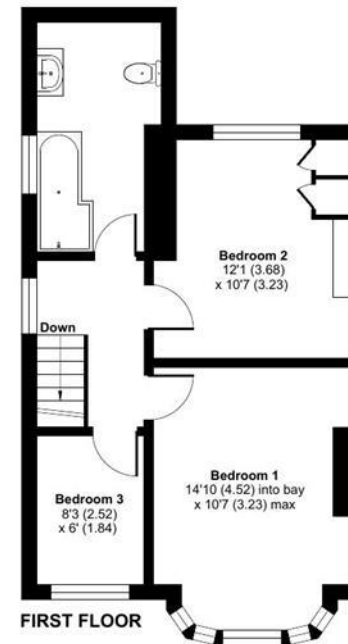
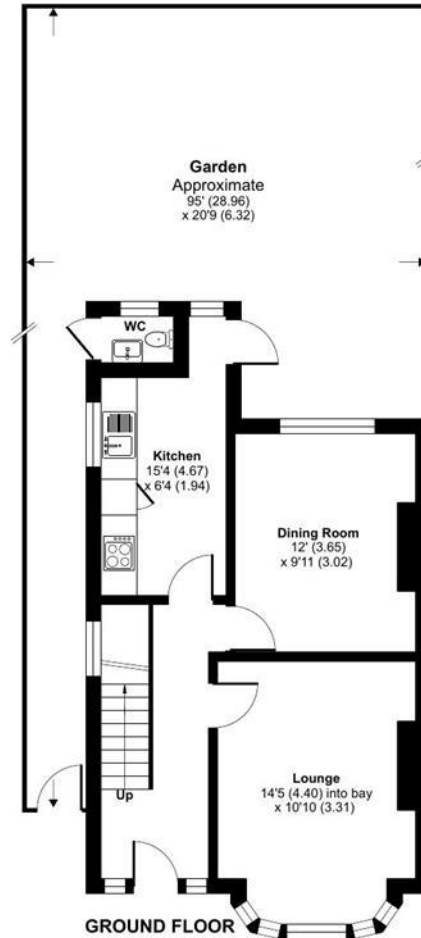
5 Kingston Road, Romford, RM1 3NA

Approximate Area = 949 sq ft / 88.1 sq m

Outbuilding = 11 sq ft / 1 sq m

Total = 960 sq ft / 89.1 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). © nrlchcom 2024. Produced for Charles Stratton Estates Ltd REF: 1158185

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>Very environmentally friendly - lower CO₂ emissions</small>		<small>Very energy efficient - lower running costs</small> <small>Very environmentally friendly - lower CO₂ emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	

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

Charles Stratton Estates Ltd

192 Main Road, Gidea Park, Romford RM2 5HA

Tel: 01708 726 817 Email: sales@charlesstratton.co.uk Website: www.charlesstratton.co.uk/

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.