



STRAIGHT ROAD, ROMFORD

Beautifully Maintained Extended Three-Bedroom Home | Large Detached Garage Measuring 29'4" X 19'2" | Open Plan Lounge/Diner | Kitchen/Breakfast Room | Ground Floor Shower Room W.C. | First Floor Cloakroom W.C. | Rear Garden Approximately 102 Feet | Large Driveway To The Front Of The Property |

£425,000 Freehold | 3 bedroom terraced house for sale

SSTC

CHARLES STRATTON
ESTATE AGENTS



Three-Bedroom Mid-Terrace home which has been meticulously maintained by the existing owner and should be viewed at your earliest opportunity.

The property is approached by large driveway providing generous off-street parking which leads to the Entrance Porch and in turn to the Entrance Hall with stairs ascending to the first floor and doorway opening to the Lounge/Diner. There is a further doorway opening to a lobby which opens to a Ground Floor Shower Room W.C. and Kitchen/Breakfast Room with sliding doors opening to the adjoining Lounge. To the first floor there are Three-Bedrooms and a Cloakroom W.C.

Rear gardens commence with a large patio area being laid to well-tended gardens of approximately 102 feet and a substantial Detached Garage at the rear measuring 29'4" X 19'2".

The property is well located for local amenities whilst Romford Town Centre with its Crossrail Elizabeth Line Station is just a short bus ride away.

Tenure: Freehold





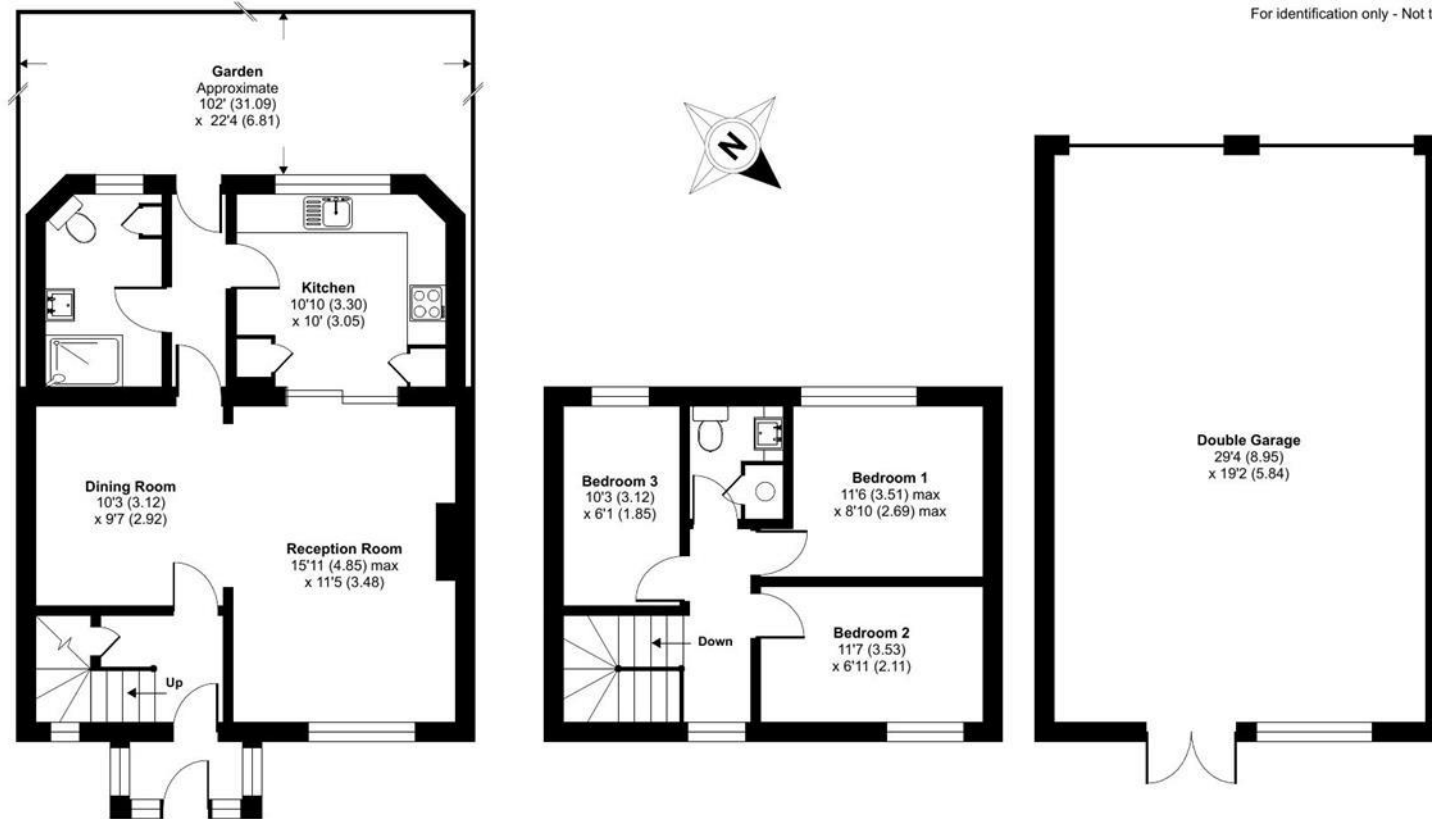
Straight Road, Romford, RM3

Approximate Area = 955 sq ft / 88.7 sq m

Garage = 562 sq ft / 52.2 sq m

Total = 1517 sq ft / 140.9 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). © rnhcom 2024. Produced for Charles Stratton Estates Ltd. REF: 1161024

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
	42		78
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	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/fitings 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.