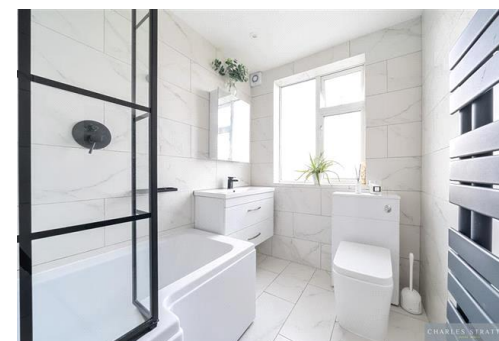




## DORSET AVENUE, ROMFORD

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.

















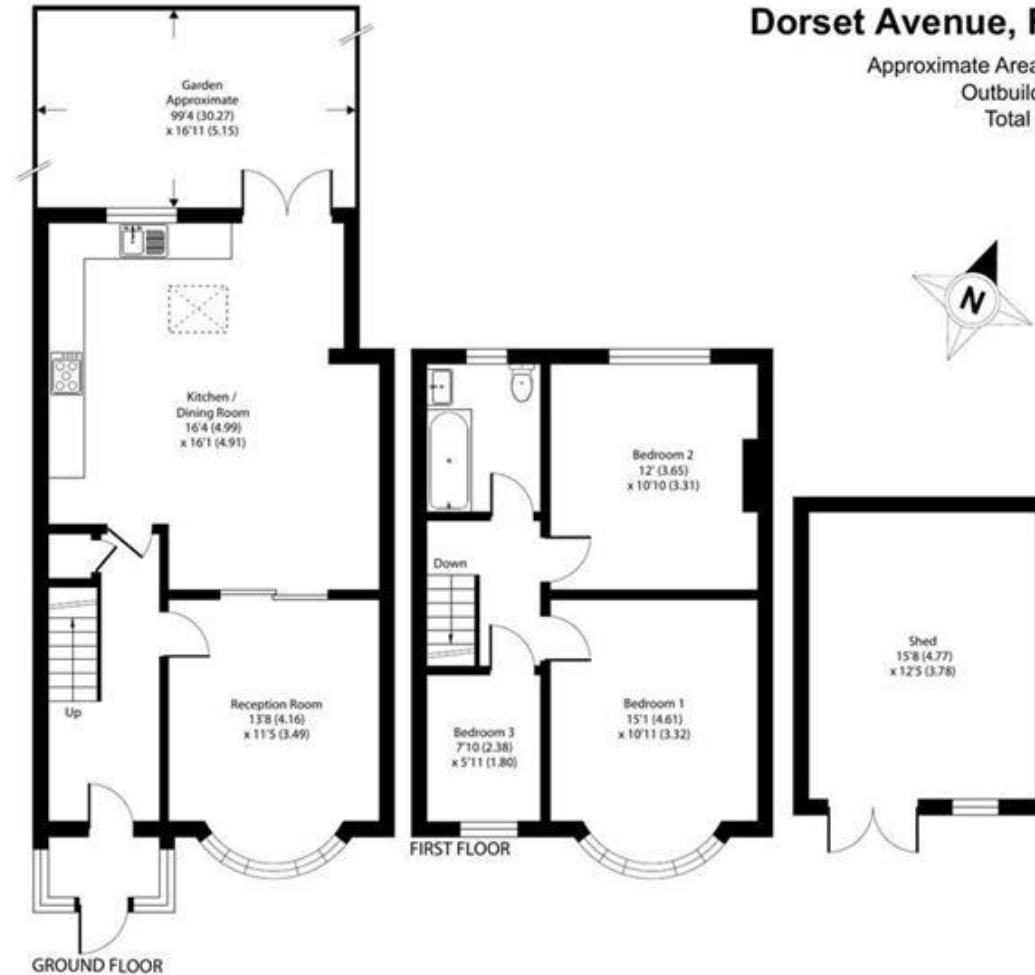
## Dorset Avenue, Romford, RM1

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). © rēchecom 2024. Produced for Charles Stratton Estates Ltd REF: 1141067

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-100 <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions 92-100 <b>A</b>	
81-91 <b>B</b>		81-91 <b>B</b>	90
69-80 <b>C</b>		69-80 <b>C</b>	
55-68 <b>D</b>		55-68 <b>D</b>	
39-54 <b>E</b>		39-54 <b>E</b>	
21-38 <b>F</b>		21-38 <b>F</b>	
1-10 <b>G</b>		1-20 <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> 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 (CO <sub>2</sub> ) emissions.	

Viewing by appointment only

Charles Stratton Estates Ltd

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