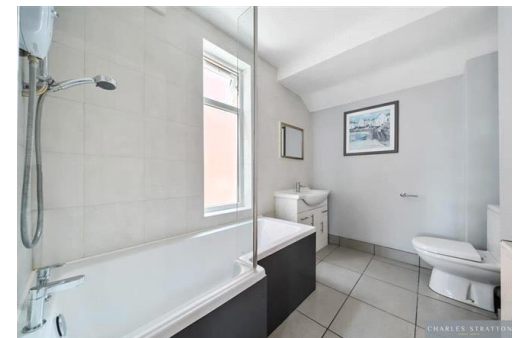




KINGSTON ROAD, ROMFORD

***** 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

Parking options: Off Street

Garden details: Private Garden







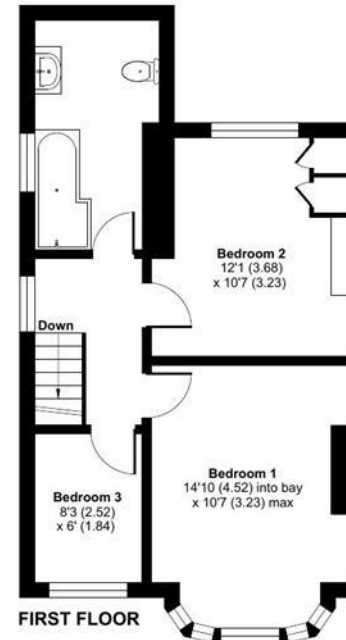
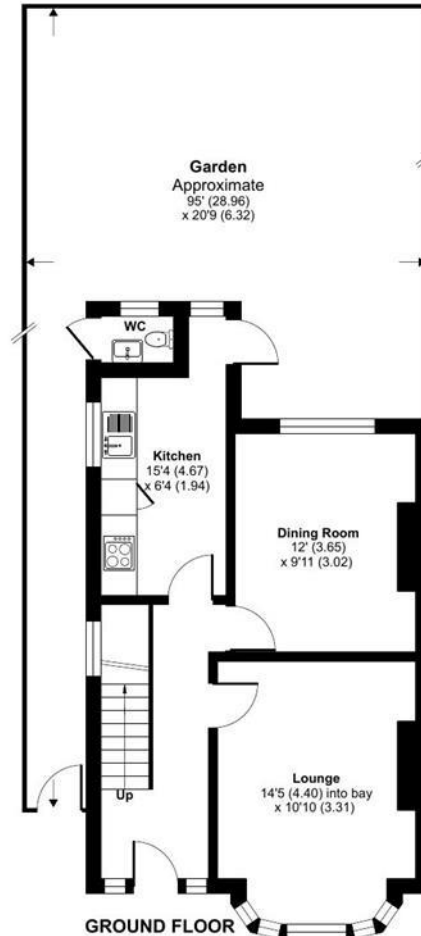
5 Kingston Road, Romford, RM1 3NA

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). © nrichem 2024. Produced for Charles Stratton Estates Ltd REF: 1158185

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	86
(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	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		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 ₂)	

Viewing by appointment only

Charles Stratton Estates Ltd

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