



## KINGSTON ROAD, ROMFORD

Six Bedroom Detached Period Property | Close To Romford's Shops and Amenities | Three Reception Rooms | Kitchen | Ground Floor Shower Room W.C. | First Floor Bathroom W.C. | Garage with Own Driveway | No Onward Chain |

**£850,000** Freehold | 6 Bedroom Detached House EPC E



**SSTC**

CHARLES STRATTON  
ESTATE AGENTS





Tenure: Freehold  
Parking options: Off Street  
Garden details: Private Garden





# Kingston Road, Romford, RM1

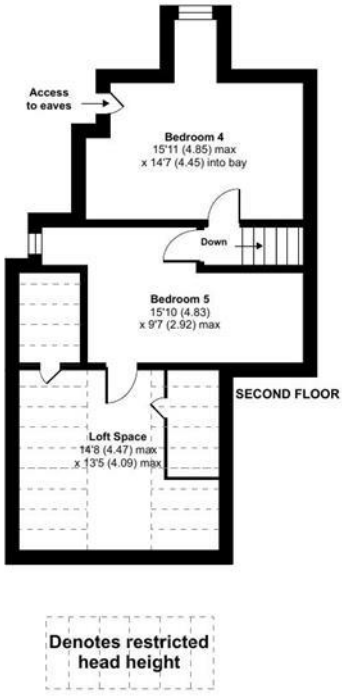
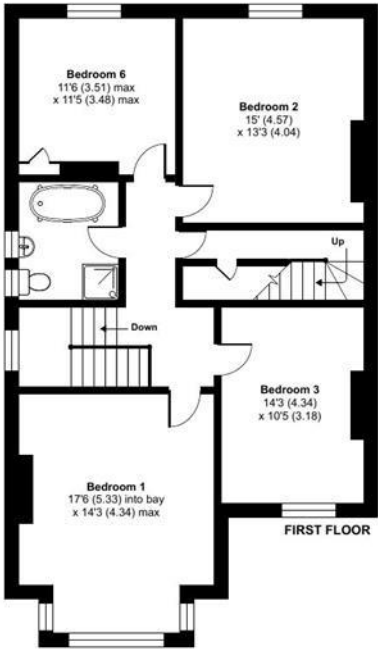
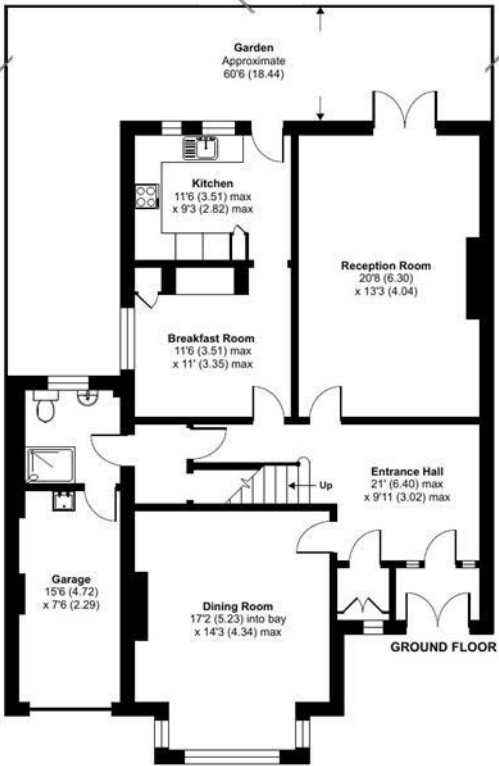
Approximate Area = 2509 sq ft / 233.1 sq m

Limited Use Area(s) = 163 sq ft / 15.1 sq m

Garage = 116 sq ft / 10.7 sq m

Total = 2788 sq ft / 259 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charles Stratton Estates Ltd. REF: 1207713

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(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>	
(1-20) <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		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 <sub>2</sub> )	

Viewing by appointment only

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