



LODGE AVENUE, ROMFORD

***** Truly Outstanding Semi-Detached Home *** Four Bedrooms | Master With En-suite | Family Bathroom W.C. | Lounge And Dining Room With Bay Windows To Front And Rear | Extended Kitchen With Underfloor Heating | G.F.W.C. | 146 Foot Garden | Outbuilding With Power And Wi-Fi |**

£775,000 Freehold | 4 bedroom semi-detached house for sale



SSTC

CHARLES STRATTON
ESTATE AGENTS



Tenure: Freehold





Lodge Avenue, Gidea Park, RM2

Approximate Area = 1665 sq ft / 154.6 sq m

Outbuildings = 249 sq ft / 23.1 sq m

Total = 1914 sq ft / 177.7 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 2025. Produced for Charles Stratton Estates Ltd. REF: 1242986

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	
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 (CO ₂).	

Viewing by appointment only

Charles Stratton Estates Ltd

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