



## DORKING ROAD, ROMFORD

\*\*\* GUIDE PRICE £425,000 - £450,000 \*\*\* END OF CHAIN \*\*\* Extended Three Bedroom End of Terrace | Lounge | Kitchen/Diner | G.F.W.C. | First Floor Bathroom W.C. | Off-Street Parking | Rear Garden |

**Guide Price £425,000** Freehold | 3 bedroom end of terrace for sale

**SSTC**

CHARLES STRATTON  
ESTATE AGENTS



**\*\*\* GUIDE PRICE £425,000 - £450,000 \*\*\* END OF CHAIN \*\*\***

**Extended Three-Bedroom of terrace home situated close to schools, shops and Central Park Leisure Centre which is being offered with NO ONWARD CHAIN.**

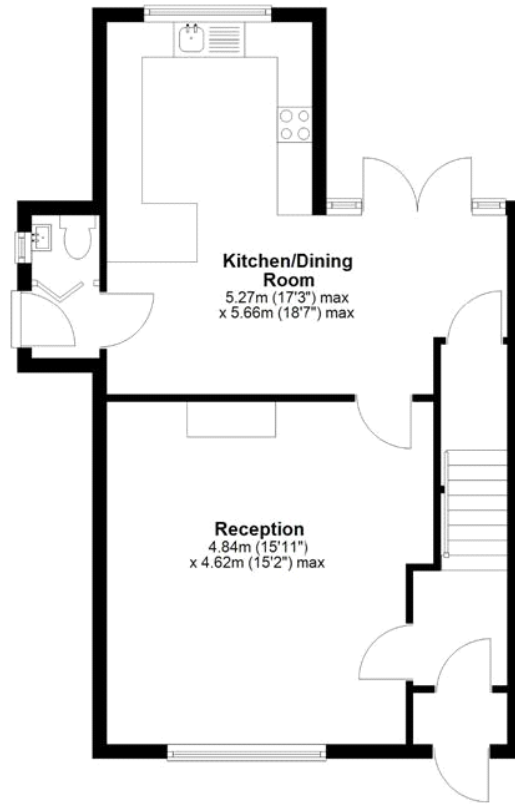
**Accommodation comprises Three Bedrooms, Bathroom W.C., Lounge, Open-Plan Kitchen/Diner and G.F.W.C. There are well maintained gardens to the rear with a large patio area and off-street parking to the front.**

**Tenure: Freehold**

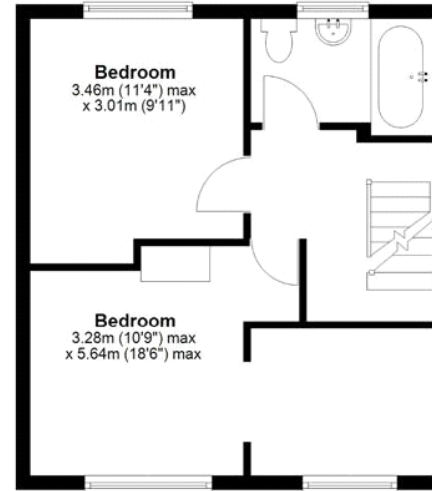




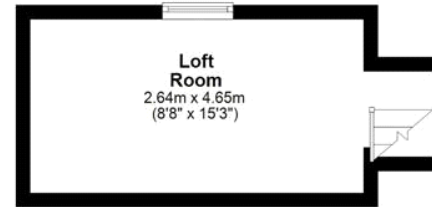
**Ground Floor**  
Approx. 52.4 sq. metres (564.3 sq. feet)



**First Floor**  
Approx. 36.6 sq. metres (393.6 sq. feet)



**Second Floor**  
Approx. 13.5 sq. metres (144.8 sq. feet)



Total area: approx. 102.4 sq. metres (1102.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

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+) <b>A</b>		(92+) <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	
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
<b>England &amp; Wales</b>	<b>England &amp; Wales</b>	<b>England &amp; Wales</b>	<b>England &amp; Wales</b>
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  
Charles Stratton Estates Ltd  
192 Main Road, Gidea Park, Romford RM2 5HA  
Tel: 01708 726 817 Email: [sales@charlesstratton.co.uk](mailto:sales@charlesstratton.co.uk) Website: [www.charlesstratton.co.uk](http://www.charlesstratton.co.uk)

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