



ERROLL ROAD, ROMFORD

Three Bedroom Detached Home | Three Reception Rooms | Bathroom W.C. |
Additional First Floor Cloakroom W.C. | Kitchen | Rear Garden | Off Street parking
| Close to Romford Town Centre and Elizabeth Line Railway Station | Close to
Lodge Farm and Raphaels Park |



CHARLES STRATTON
ESTATE AGENTS

Freehold | 3 bedroom detached house for sale



Well-proportioned Detached Family Home situated just a short walk from Romford Town Centre with its good shopping facilities and Elizabeth Line Railway Station.

Accommodation comprises Three Bedrooms, Bathroom W.C., and further Cloakroom W.C. to the first floor, whilst to the ground floor there are Three Reception Rooms and a well-appointed Kitchen.

The front garden has been block paved to provide off-street parking for three vehicles whilst to the rear the gardens are mainly lawned and measure approximately 77 feet.

Council Tax Band: F
Tenure: Freehold

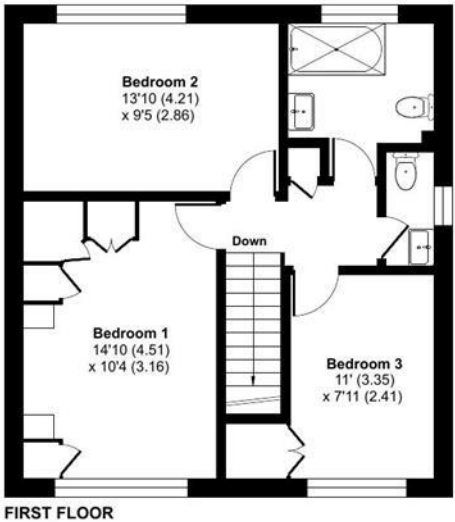
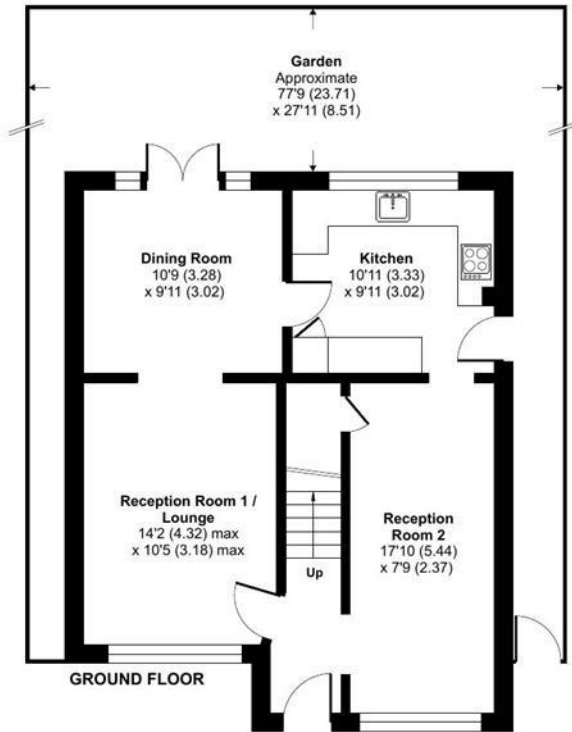




Erroll Road, Romford, RM1

Approximate Area = 1135 sq ft / 105.4 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: 1375966

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) emissions.	

Viewing by appointment only

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