



## BRUNEL CLOSE, ROMFORD

2344 Square Foot Residence Inc. Garage | Four Well-Proportioned Bedrooms | Three Bathrooms | Lounge | Dining Room | Study | Kitchen/Family Room | Separate Utility | G.F.W.C. | Garage with Own Driveway | Close to Romford Town Centre and Elizabeth Line Railway Station | Viewing Highly Recommended |

**£1,000,000** Freehold | Four Bedroom Detached Family Home EPC C



CHARLES STRATTON  
ESTATE AGENTS





Well-presented Detached Family Home measuring approximately 2344 square feet with generous and well-proportioned living space over two floors which should be viewed at your earliest opportunity.

Accommodation commences with an Entrance Hall with doors leading to the well-proportioned ground floor living space comprising Lounge, Dining Room, Kitchen/Family Room with separate Utility, Study, and Cloakroom W.C. To the first floor there are four generous sized Bedrooms, two benefiting from En-Suite Shower Rooms in addition to the Family Bathroom W.C.

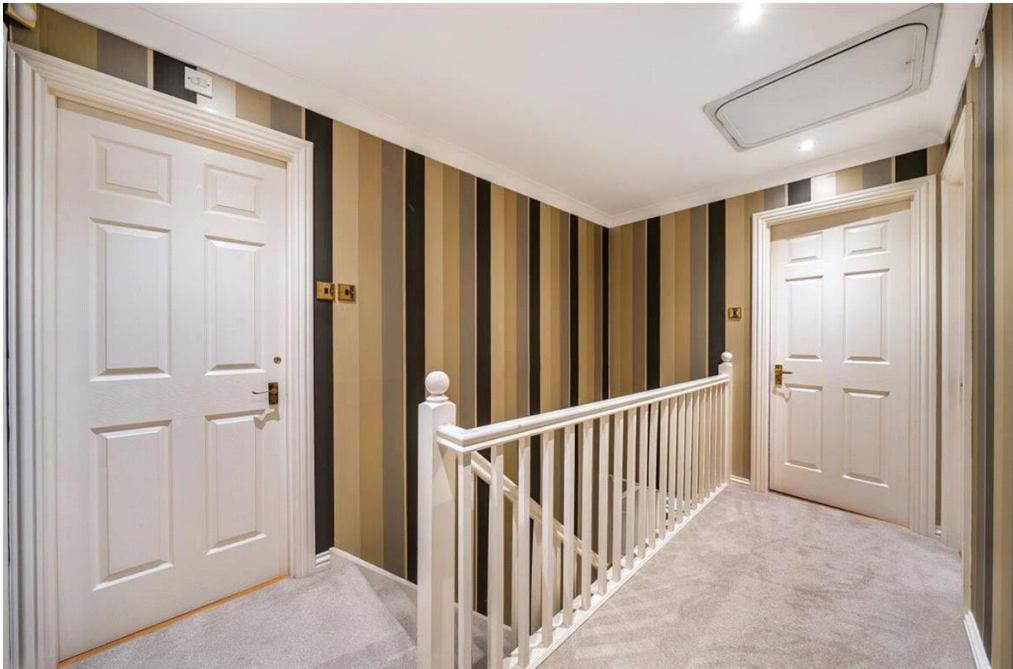
To the rear there is a walled garden which is mainly lawned and a patio area. To the foot of the garden there is a pedestrian door to the Garage which has an own driveway to provide further off-street parking.

**Tenure:** Freehold

**Parking options:** Driveway, Garage

**Garden details:** Rear Garden







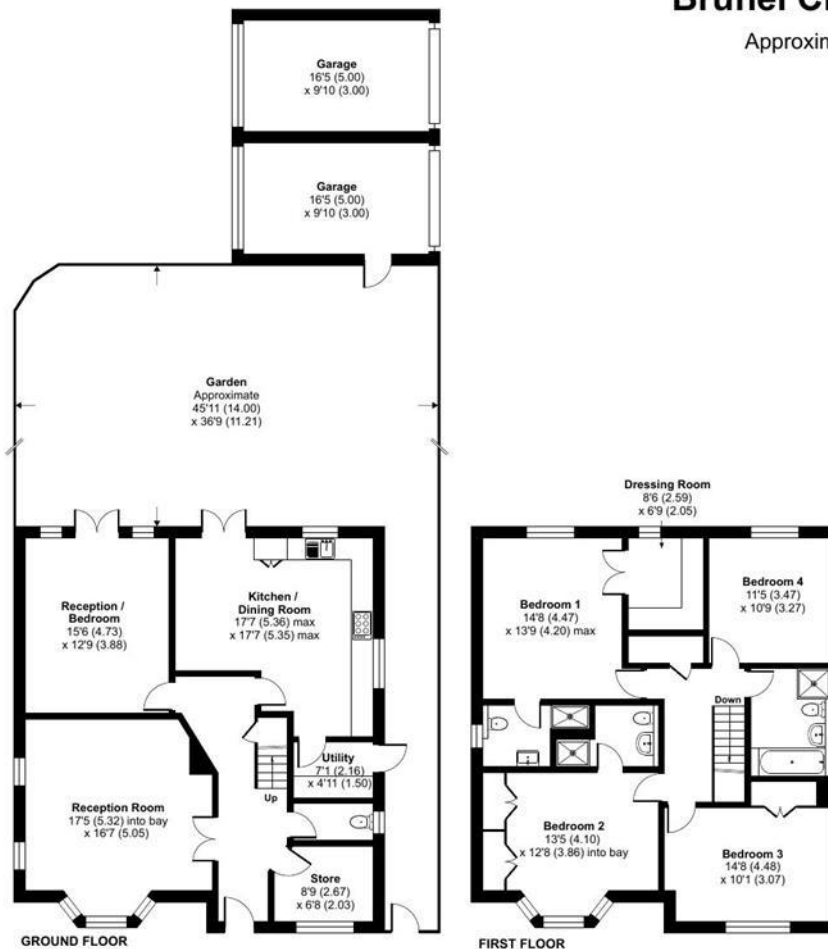
## Brunel Close, Romford, RM1

Approximate Area = 2022 sq ft / 187.8 sq m

Garages = 322 sq ft / 29.9 sq m

Total = 2344 sq ft / 217.8 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). © nichcom 2025. Produced for Charles Stratton Estates Ltd. REF: 1381609

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	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 <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> ) emissions.	

Viewing by appointment only

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