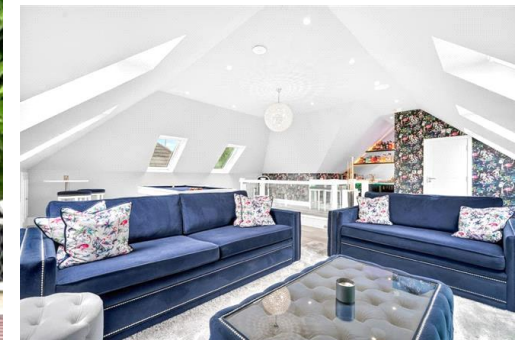




SEVERN AVENUE, ROMFORD

4319 Square Foot Five-Bedroom Detached Residence | Four Bathrooms | En-Suite and Dressing Room to Master Bedroom | Two Reception Rooms | Kitchen/Diner/Family Room 25'11 X 20'8 | Separate Utility | Office | G.F.W.C. | Garage | Outbuilding with Kitchenette and W.C. | Electric Gates with Intercom |

Guide Price £1,600,000 Freehold | 5 bedroom detached house for sale



CHARLES STRATTON
ESTATE AGENTS



Situated in a popular tree-lined residential turning within walking distance of Gidea Park's Crossrail Elizabeth Line is this impressive detached home presented to an excellent specification.

The property is approached through electric security gates with an intercom system connecting to the owners' mobile phones by a paved driveway which provides secure parking and leads to the garage and the front door.

The Reception Hall leads to the ground floor accommodation comprising Bay-Fronted Lounge, Sitting Room with doors opening to the Kitchen/Diner/Family Room with Central Island and a glazed lantern style roof with electric openers, and separate Utility, Home Office, Ground Floor W.C., and an internal door providing access to the integral Garage through the Boiler Room.

To the First Floor there are Four Bedrooms, the Master benefiting from En-Suite Bathroom and a Walk-In-Wardrobe, second Bedroom with Dressing Area and En-Suite Shower Room, and a Family Bathroom. To the Second Floor the Fifth Bedroom has been converted to a sizable Games Room to include a Bar Area, Lounge Area, and a further En-Suite Shower Room.

To the rear there is a large Sun-Terrace accessed through Bi-Folding Doors extending the Open Plan Kitchen/Family area into the Garden making this an ideal home for those who like to entertain. The Garden is mainly lawned with pathways to both sides leading to a further Sun-Terrace and Detached Outbuilding with its own Kitchenette and W.C.

Other notable features include underfloor heating to the Reception Hall, Kitchen/Family Room, Bathrooms, and the Outbuilding, and Ceiling Speakers throughout the House, Garden, and Outbuilding.

The property is situated in a prime location for Gidea Park's Railway Station and High Street with its local Shops, Pubs, and Restaurants, local schools, and open spaces including both Raphaels and Lodge Farm Parks and The Romford Golf Club.

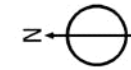
Tenure: Freehold





Severn Avenue RM2

Approx. Gross Total Area 4319 Sq Ft - 401.24 Sq M (Including Garage)



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 8/5/2026

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	B1	A	B3
(92-100)	(81-91)	(92-100)	(81-91)
B		B	
(81-91)		(81-91)	
C		C	
(69-80)		(69-80)	
D		D	
(55-68)		(55-68)	
E		E	
(39-54)		(39-54)	
F		F	
(21-38)		(21-38)	
G		G	
(1-20)		(1-20)	

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.

England & Wales EU Directive 2002/91/EC
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂).

Viewing by appointment only
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