

## CLERMONT PLACE, ROMFORD

2718 Square Home | Five Bedrooms | Three Bathrooms | Open Plan  
Kitchen/Dining/Family Room | Utility | G.F.W.C. | Garage | Own Driveway | Rear  
Garden 38'2 X 30'9 | Nobilia German Fitted Kitchen with Central Island |  
Underfloor Heating to the Ground Floor | Internal Viewing Highly Recommended

CHARLES STRATTON  
ESTATE AGENTS



Exceptional Five-Bedroom Family Home extending to 2,718 square feet, occupying a sought-after private road of just eight homes and situated within walking distance of both Romford and Gidea Park Elizabeth Line stations.

Built in 2017, this impressive and deceptively spacious home combines contemporary design, high-specification finishes and versatile accommodation arranged over three floors. Large windows throughout flood the property with natural light, while features including underfloor heating to the ground floor, a premium Nobilia German kitchen, Siemens integrated appliances, and an EV charging point enhance modern family living.

The property is approached via a block-paved driveway leading to the integral garage. The front door opens into a spacious entrance hall with access to a stunning open-plan kitchen, dining, and family room. The Nobilia kitchen features a substantial central island and Siemens integrated appliances, flowing seamlessly into generous dining and living areas. Bi-folding doors open onto the rear garden, creating an excellent space for both everyday family life and entertaining. A utility room, cloakroom/W.C. and internal access to the garage complete the ground floor.

The first floor comprises three bedrooms, including an impressive principal suite with a vaulted double-height ceiling, walk-in wardrobe, and en-suite shower room, together with a four-piece family bathroom. The second floor offers two further well-proportioned bedrooms, an additional four-piece bathroom, and a dedicated home office, providing excellent flexibility for growing families and those working from home.

To the rear, the low-maintenance garden features an artificial lawn, paved entertaining areas and a pergola, creating an attractive outdoor space for relaxing and entertaining.

The property occupies an enviable position on a private road of just eight homes, offering a peaceful setting whilst remaining within walking distance of Romford town centre, Elizabeth Line services, Squirrels Heath Infant School, Francis Bardsley Academy and a wide range of shops, restaurants, and local amenities.

Internal viewing is highly recommended to fully appreciate the size, specification, and versatility of this exceptional family home.

**Tenure: Freehold**

**Parking options: Driveway, Garage**

**Garden details: Rear Garden**





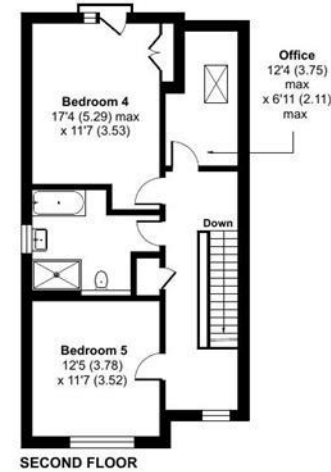
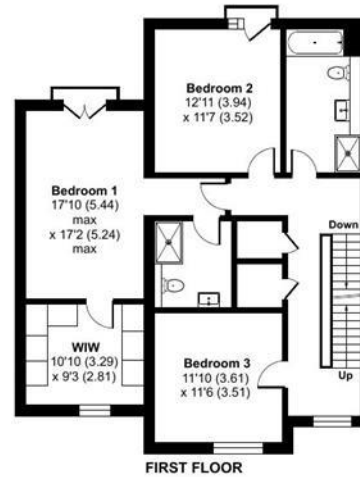
# Clermont Place, Romford, RM1

Approximate Area = 2391 sq ft / 222.1 sq m

Garage = 327 sq ft / 30.3 sq m

Total = 2718 sq ft / 252.4 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 2026. Produced for Charles Stratton Estates Ltd. REF: 1459081

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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