



## PARKLAND AVENUE, ROMFORD

2602 Square Feet Home Inclusive of Garage | Four Bedrooms | Four Bathrooms | Walk-In-Wardrobe | Balcony Overlooking Rear Aspect to Master Bedroom | Three Reception Rooms | Rear Garden Approx. 108' X 37'7 | Carriage Style Driveway | Close to Local Schools | Close to Raphaels and Lodge Farm Parks |

**£1,175,000** Freehold | 4 bedroom detached house for sale



CHARLES STRATTON  
ESTATE AGENTS



Beautifully maintained and cared for detached home of approximately 2602 sq. ft. situated just a short walk from Raphaels Park with its 44 acres of parkland area including sporting facilities, children's play areas, ornamental gardens, and lake.

The property is approached by a carriage-style driveway offering off-street parking and own driveway to the garage. The front door opens to an impressive Reception Hall with doors opening to a Bay-Fronted Sitting Room, and a Lounge, Kitchen, and Dining Room enjoying views over the rear garden and Cloakroom W.C.

Stairs ascend to the first floor where there are Three Bedrooms, all benefiting from En-Suite Facilities, and the Master with a Balcony overlooking the rear aspect. To the second floor is the fourth Bedroom with a Walk-In-Wardrobe and separate Bathroom W.C.

The rear garden is approximately 108'7 in the length commencing with a large patio area, screened borders, and an outbuilding at the rear.

Both Gidea Park and Romford's Crossrail Elizabeth Line Railway Stations are approximately one mile away or a short bus ride from Pettitis Lane to Romford, Raphaels and Lodge Farm Parks are within easy walking distance as are a number of local schools making the area popular with both families and those commuting to London.

**Tenure:** Freehold

**Parking options:** Driveway, Garage

**Garden details:** Rear Garden

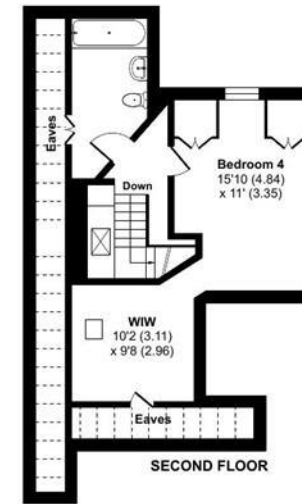
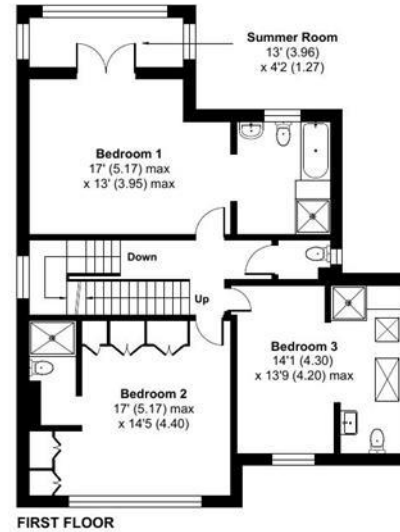
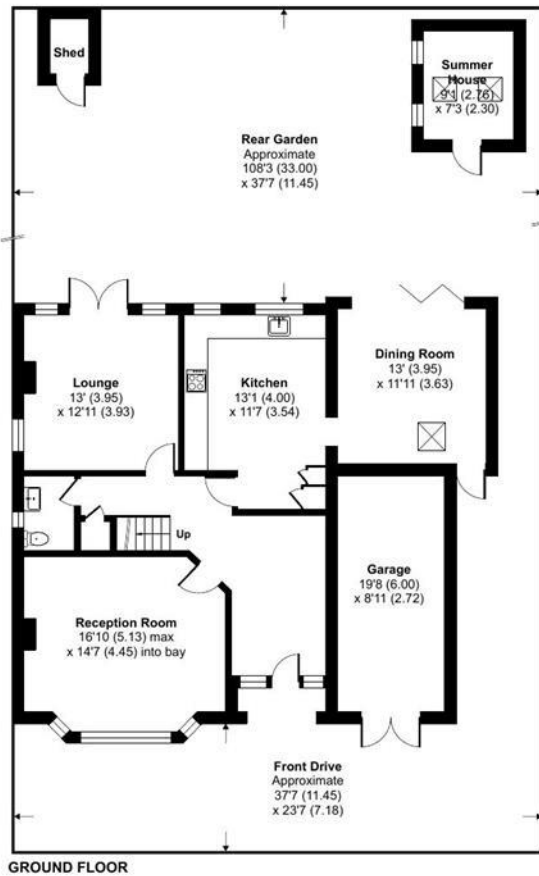




# Parkland Avenue, Romford, RM1

Approximate Area = 2426 sq ft / 225.3 sq m  
 Limited Use Area (s) = 158 sq ft / 14.6 sq m  
 Garage = 176 sq ft / 16.3 sq m  
 Outbuilding = 83 sq ft / 7.7 sq m  
 Total = 2843 sq ft / 263.9 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). © nchecom 2026. Produced for Charles Stratton Estates Ltd. REF: 1463400

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	

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  
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