



LILAC GARDENS, RUSH GREEN

Extended Five-Bedroom Semi-Detached Home | Lounge | Open-Plan Kitchen/Family Room | Two Shower Rooms | Detached Garage via Shared Driveway | Off Street Parking | Close to Rush Green Junior School | Close to Romford Town Centre and Elizabeth Line Railway Station | Cul-De-Sac Position |



CHARLES STRATTON
ESTATE AGENTS

Freehold | 5 bedroom semi-detached house for sale



Extended Five-Bedroom Semi-Detached Home situated in a Cul-De-Sac position in a convenient location for local schools and Romford Town Centre with its extensive shopping facilities and Elizabeth Line Railway Station.

The front door opens to an Entrance Porch with further door opening to the Entrance Hall and doors opening to the ground floor accommodation comprising Lounge and open-plan Kitchen/Dining/Family Room. Stairs ascend to the first and second floors where there are Five Bedrooms and Two Shower Rooms.

To the rear there is a garden of approximately 60 feet with a shared gated side access and driveway which leads to the Garage at the foot of the garden benefiting from a separate store.

Tenure: Freehold
Parking options: Garage, Off Street
Garden details: Rear Garden





Lilac Gardens, Romford, RM7

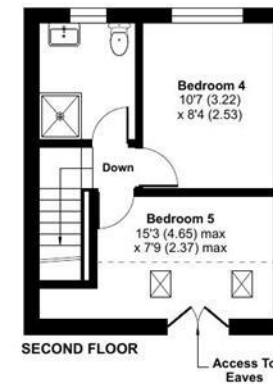
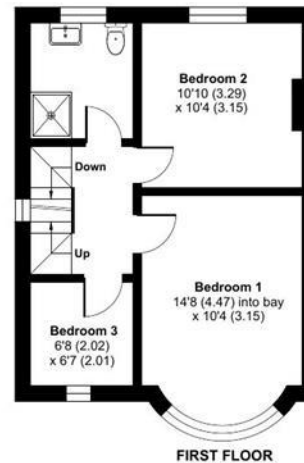
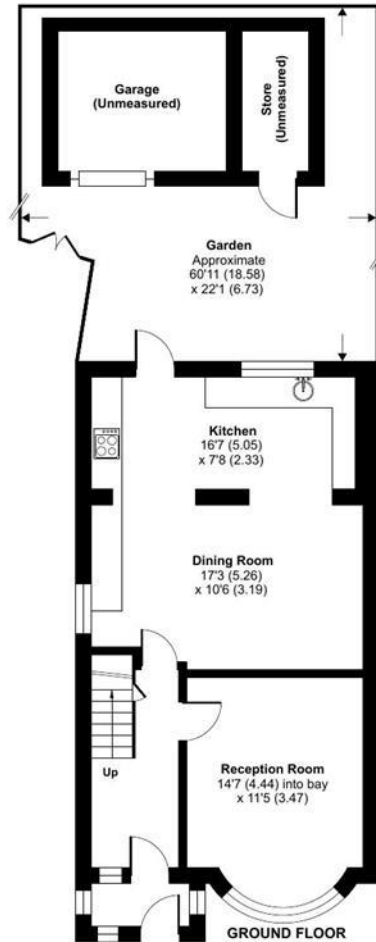
Approximate Area = 1228 sq ft / 114 sq m

Limited Use Area(s) = 48 sq ft / 4.4 sq m

Total = 1276 sq ft / 118.4 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Charles Stratton Estates Ltd. REF: 1485571

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Current	Potential	Current	Potential		
Very energy efficient - lower running costs (95-100) A (81-91) B (69-81) C (55-69) D (39-55) E (21-39) F (1-21) G Not energy efficient - higher running costs		72	Very environmentally friendly - lower CO₂ emissions (92-100) A (81-91) B (69-81) C (55-69) D (39-55) E (21-39) F (1-21) G Not environmentally friendly - higher CO₂ emissions		82
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 ₂).			

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 Website: www.charlesstratton.co.uk

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. For any information regarding broadband and mobile phone signals go to OfCom via this link - <https://checker.ofcom.org.uk/>