



## 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 |

Freehold | 5 bedroom semi-detached house for sale

CHARLES STRATTON  
ESTATE AGENTS



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). © nichecom 2026. Produced for Charles Stratton Estates Ltd. REF: 1485571

| Energy Efficiency Rating |           | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--------------------------|-----------|--|-----------|
| Current                  | Potential | Current  | Potential |
| 72                       |           | 82   |           |

Very energy efficient - lower running costs  
Very environmentally friendly - lower CO<sub>2</sub> emissions  
Not energy efficient - higher running costs  
Not environmentally friendly - higher CO<sub>2</sub> emissions  
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.  
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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