



PARKLAND AVENUE, ROMFORD

Three Bedroom Halls-Adjoining Semi-Detached Home | 1352 Square Feet |
 Smallest Bedroom 11'1 X 6'1 | En-Suite to Master Bedroom | Lounge | Open Plan
 Kitchen/Family Room | G.F.W.C. | First Floor Bathroom | Garage via Own Drive |
 Close to Local Schools | Close to Raphaels and Lodge Farm Parks |

£815,000 Freehold | 3 bedroom detached house for sale



CHARLES STRATTON
 ESTATE AGENTS



Situated just a short walk from Raphaels Park with its 44 acres of parkland is this beautifully presented Three-Bedroom Semi-Detached Halls-Adjoining Home.

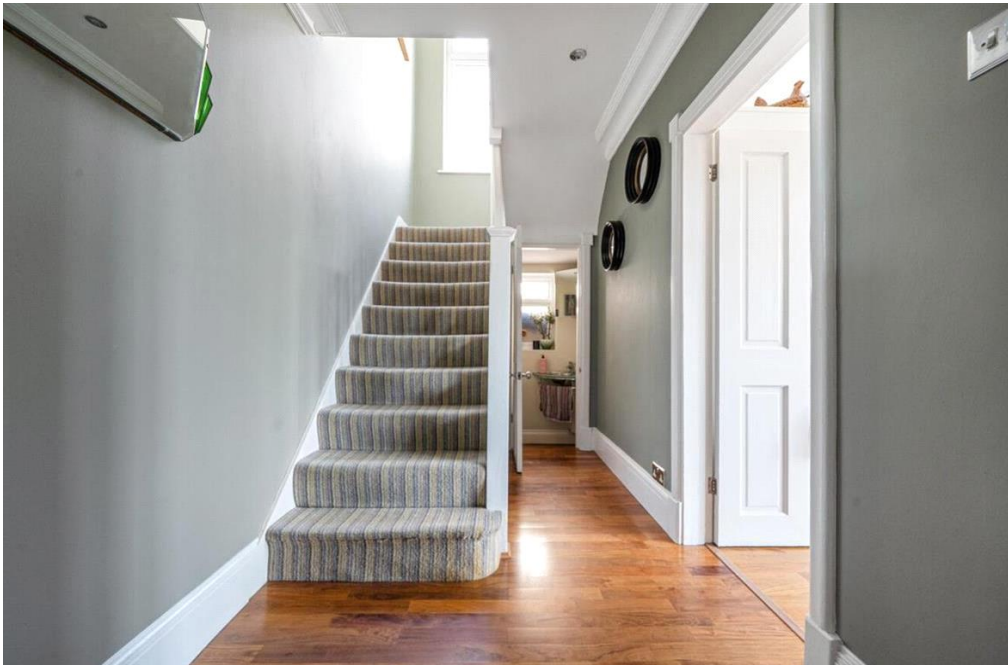
The property is approached by a paved front which provides off-street parking and leads to the Garage and steps ascending to the Entrance Porch. Accommodation commences with a large L-Shaped Entrance Hall with doors leading to the Bay-Fronted Lounge, Open Plan-Kitchen/Family with a tall Round-Bay Window with doors opening to a large timber decked sun-terrace, and G.F.W.C. There is a returning staircase ascending to the First Floor where there are Three-Bedrooms, the Master benefitting from En-Suite Shower Room, the smallest measuring a generous 11'1 X 6'1, and the Family Bathroom W.C.

The rear gardens commence with a large decked patio area with steps descending to the lawn and a further paved patio to one side of the garden leading to a detached outbuilding at the rear.

Tenure: Freehold

Parking options: Garage, Off Street

Garden details: Rear Garden







Parkland Avenue, Romford, RM1

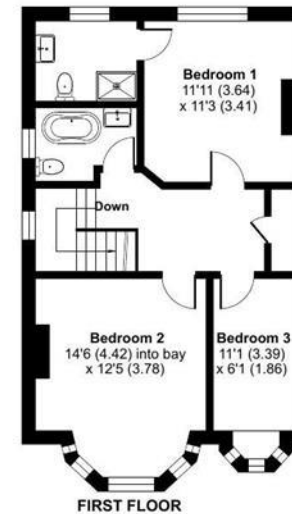
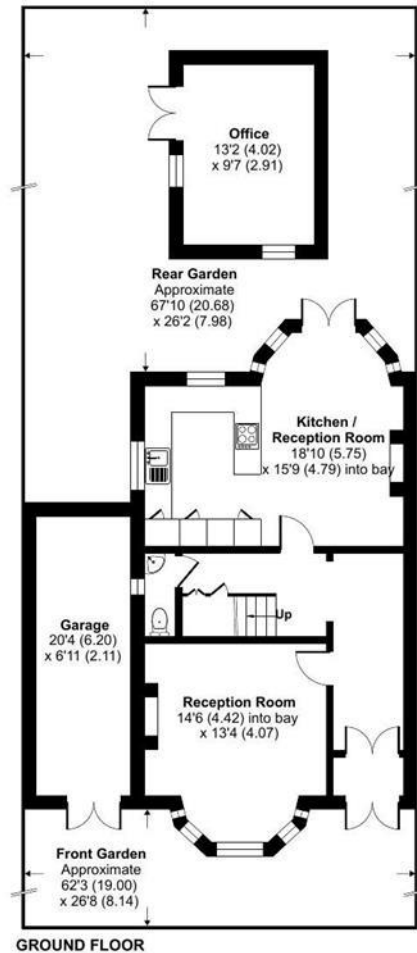
Approximate Area = 1211 sq ft / 112.5 sq m

Garage = 141 sq ft / 13 sq m

Outbuilding = 126 sq ft / 11.7 sq m

Total = 1478 sq ft / 137.2 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: 1502237

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO₂ emissions (92-100) A (81-91) B (69-60) C (55-45) D (39-34) E (21-18) F (1-0) G Not environmentally friendly - higher CO₂ emissions	
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) emissions.	

Viewing by appointment only

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