



PETTITS BOULEVARD, ROMFORD

Extended Semi-Detached Home | Three Generous Size Bedrooms | Four-Piece Bathroom | Two Reception Rooms | Kitchen/Breakfast Room | G.F.W.C. | Garage with Own Driveway | Rear Garden Approximately 84 Feet | Close to Local Schools | Short Bus Ride to Romford Elizabeth Line Railway Station |



CHARLES STRATTON
ESTATE AGENTS

3 bedroom semi-detached house for sale



Generous and well-proportioned Three-Bedroom Semi-Detached home situated in a convenient location for Local Schools and Romford Town Centre with its Elizabeth Line Railway Station providing direct access into The City and The West End of London and on to Heathrow Airport.

The property has a mainly paved front providing off-street parking and own driveway to an attached Garage. The front door opens to an Entrance Porch and further door to the extended ground floor accommodation comprising Two Reception Rooms, Kitchen/Breakfast Room, and Ground Floor Cloakroom W.C. To the first floor there are Three Bedrooms, the smallest measuring a generous 11'1 X 9'5, and a Four-Piece Family Bathroom.

The rear garden is mainly lawned and measures approximately 84 feet in length commencing with a raised patio and benefits from side access via the attached Garage. Opposite the property on Pettits Boulevard is a grass verge with a dropped kerb which provides further off-street parking.

Parking options: Driveway, Garage

Garden details: Rear Garden







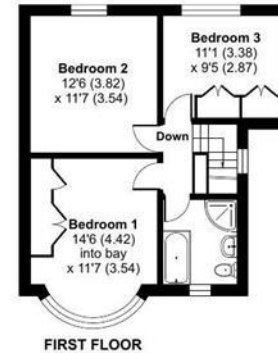
Pettits Boulevard, Romford, RM1

Approximate Area = 1284 sq ft / 119.2 sq m

Garage = 240 sq ft / 22.2 sq m

Total = 1524 sq ft / 141.4 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). © nichcom 2026. Produced for Charles Stratton Estates Ltd. REF: 1535231

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

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/>