

3 Bed Semi-Detached In Recreation Avenue , Romford, RM7 9ET £2,250 Monthly





## SHORT DESCRIPTION

Property Ref: 16488 Located on the highly desirable Recreation Avenue, this beautifully maintained three bedroom semi detached home offers spacious living, modern interiors, and a fantastic family friendly layout. Perfect for tenants seeking comfort convenience and a high quality home in Romford. The property has been extended on the ground floor, creating a bright and versatile through lounge that flows into a contemporary kitchen with a central island, ideal for cooking, dining, and entertaining. A modern ground floor shower room adds practicality for busy households. Upstairs, the home features three well proportioned bedrooms, all presented in excellent condition. Outside, you'll find a private 120ft rear garden, perfect for families or outdoor relaxation. The large outbuilding offers great flexibility, whether you need a home office, gym, studio, or playroom. The front of the property provides off street parking and convenient side access. Key Features Three generous bedrooms on the first floor Modern ground floor bathroom downstairs for convenience Extended through lounge offering bright, spacious living space Contemporary kitchen with central island perfect for families and entertaining 120ft private rear garden, ideal for relaxing and outdoor activities Large outbuilding suitable for home office, gym or studio use Off-street parking on private driveway Side access to garden for practicality Situated in a quiet residential street, close to shops, schools and Romford Station Ground Floor Bright and spacious through lounge Extended modern kitchen with central island Ground floor bathroom First Floor Two doubles room and generous single room Exterior Impressive 120ft garden with lawn and patio areas Versatile outbuilding Driveway with off street parking for 2 cars Location Benefits Short distance to Romford Town Centre and Romford Station Excellent access to local amenities, supermarkets and eateries Close to reputable primary and secondary schools Quiet, family friendly neighbourhood Bus routes and major road links Property Type: Semi-detached Full selling price: £2250.00 Pricing Options: No Status Tenure: Long Term Council tax band: D EPC rating: D Measurement: 828.821 sq.ft. Outside Space: Rear Garden, Patio Parking: Driveway Heating Type: Central Possession of the property: Vacant

3

Bed Room(s)

1

Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

**Recreation Avenue, Romford, RM7**

Approximate Area = 833 sq ft / 77.3 sq m  
 Outbuilding = 174 sq ft / 16.1 sq m  
 Total = 1007 sq ft / 93.4 sq m

For identification only - Not to scale



or plan produced in accordance with RICS Property Measurement 2nd Edition, planning International Property Measurement Standards (IPMS) Residential. © richcom 2025 dated 10/04/2025 REF: 1334562

# EPC GRAPH

Illustrations are for identification purposes only and are not to scale. All measurements are a maximum and include wardrobes and bay windows where applicable.

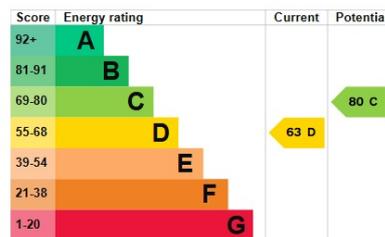
Property type	End-terrace house
Total floor area	77 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E. You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is D. It has the potential to be C. See [how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

- For properties in England and Wales:
- the average energy rating is D
  - the average energy score is 60

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