



CHALK STREET /
ESTATES

Lawns Way, Collier Row, RM5
Offers Over **£600,000**

Bedrooms: 4 | Bathrooms: 2 | Receptions: 2

Situated within walking distance to Lawns Park and boasting excellent transport links, is this well presented four bedroom semi-detached house.

Upon entering the home, via the enclosed porch, you are greeted with a welcoming entrance leading through to the main reception room which is centred around a charming fireplace and has stairs rising to the first floor. Positioned off such is an additional reception room which creates an ideal space for a home office, play room or study

Towards the rear of the home is the open plan kitchen / dining room which comprises numerous wall and base units, ample worktop space along two sides extending into a breakfast bar and appliances such as a built-in oven, built-in microwave/oven, induction hob, extractor, dishwasher, full size fridge and full size freezer. The property has been extended to provide a spacious dining area measuring 18' x 6'8. A set of sliding patio doors open onto the rear garden.

Completing the ground floor footprint is the handy W/C which is positioned off the kitchen.

Heading upstairs, the first floor accommodates four bedrooms which consists of three doubles and a comfortable single bedroom. Rounding off the internal layout is the spacious family bathroom.

Externally, the property boast off street parking via the driveway.

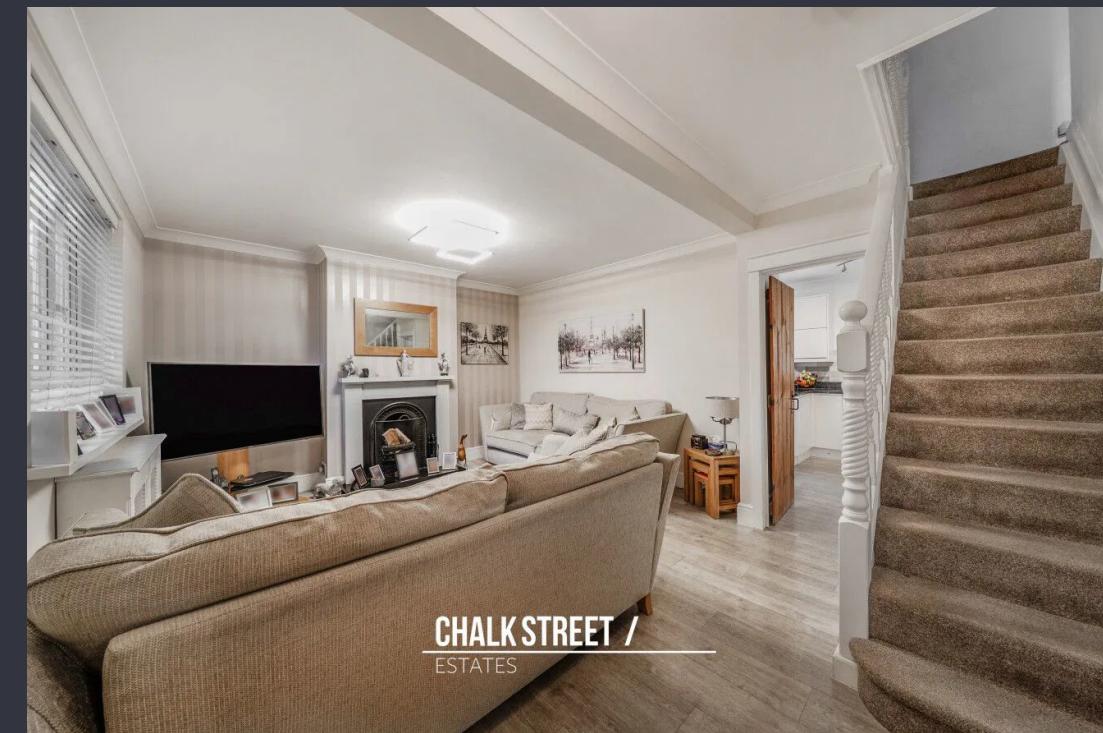
To the rear, the property benefits from an 59' rear garden which commences with a patio area which is sectioned off from glass panels with the rest predominately laid to lawn, offering a spacious outdoor area. At the base of the garden, there is an additional patio area alongside a large shed, ideal for garden furniture and storage.

Viewing is highly recommended to fully appreciate all this home has to offer.

In compliance with The Money Laundering Regulations 2017, we are legally obligated to verify the identity of all prospective purchasers. This process requires the review of valid photographic identification and an official proof of address.

Should your offer on a property marketed by Chalk Street Estates be accepted, you will be required to complete identity verification through our secure third-party provider, Blinc UK. A non-refundable fee of £15 per purchaser is payable in advance of the verification checks.

Please note that a sale cannot be formally agreed, and a memorandum of sale cannot be issued, until all parties have provided valid identification and the verification process has been successfully completed.



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- Four Bedrooms
- Semi-Detached House
- Well Presented Throughout
- 2 Reception Rooms
- Open Plan Kitchen / Dining Room
- Extended To The Rear
- 59' Rear Garden
- Off Street Parking
- Great Transport Links
- Walking Distance To Local Schools and Lawns Park





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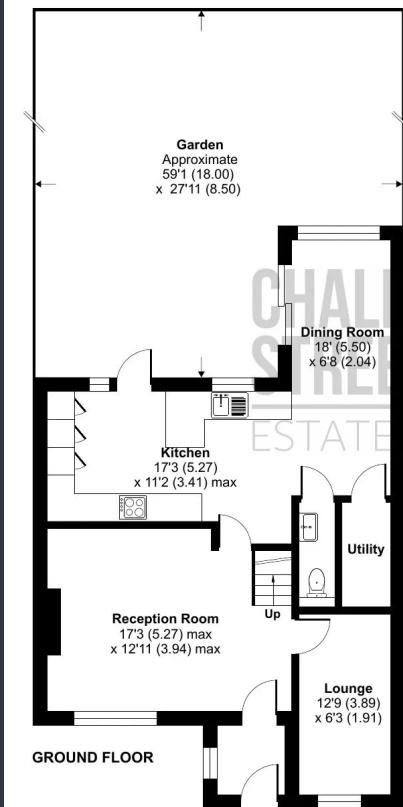


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Lawns Way, Romford, RM5

Approximate Area = 1221 sq ft / 113.4 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). ©nichicom 2026. Produced for Chalk Street Estates Limited. REF: 1405690



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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