



Lawns Way, Romford, RM5 3TD  
£575,000

Jenkins Property

Lawns Way, Romford, this charming semi-detached house presents an excellent opportunity for families seeking a spacious and comfortable home. Boasting four well-proportioned bedrooms, this property offers ample space for relaxation and privacy. The inviting reception room serves as a perfect gathering space for family and friends, creating a warm and welcoming atmosphere.

With two modern bathrooms, morning routines will be a breeze, ensuring convenience for all members of the household. The layout of the home is thoughtfully designed to maximise both space and functionality, making it ideal for contemporary living.

One of the standout features of this property is the generous parking provision, accommodating up to three vehicles. This is a rare find in the area and adds significant value for those with multiple cars or visiting guests.

The location itself is a significant draw, with easy access to local amenities, schools, and transport links, making it an ideal choice for families and commuters alike. This semi-detached house on Lawns Way is not just a property; it is a place where memories can be made and cherished for years to come. Do not miss the chance to make this delightful home your own.

Entrance 5'2" x 4'1" (1.59 x 1.25)

Upper patio area

Living room 17'3" x 12'11" (5.28 x 3.94)

Rear patio area

Kitchen 17'2" x 9'6" (5.25 x 2.92)

Off road parking to the front

Dining room 17'11" x 6'9" (5.47 x 2.08)

Playroom 12'7" x 6'3" (3.85 x 1.91)

Laundry room 7'4" x 3'10" (2.26 x 1.17)

WC 6'7" x 2'3" (2.02 x 0.71)

Landing 10'2" x 8'8" (3.10 x 2.65)

Bedroom 1 12'2" x 9'11" (3.71 x 3.03)

Bedroom 2 10'4" x 8'3" (3.15 x 2.53)

Bedroom 3 11'7" x 6'4" (3.55 x 1.95)

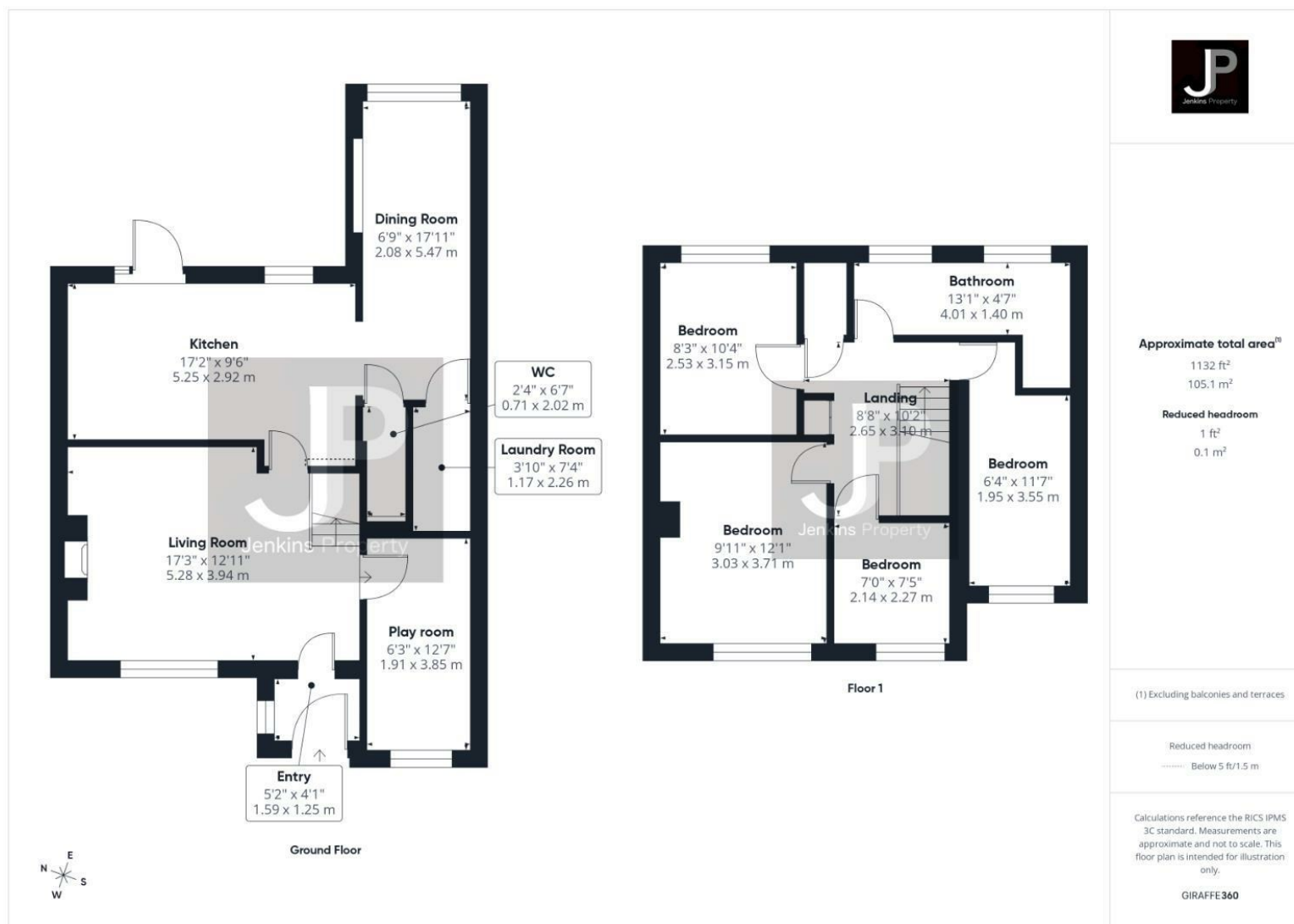
Bedroom 4 7'5" x 7'0" (2.27 x 2.14)

Bathroom 13'1" x 4'7" (4.01 x 1.40)

Exterior



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- A map of the area around Lawns Park. The map shows several streets: Felstead Rd, Chase Cross Rd, Lawns Way, Irons Way, Berkeley Ave, and Wilton Dr. A location pin is placed near the intersection of Berkeley Ave and Wilton Dr. The map is credited to Google and shows map data from 2021.



**Energy Efficiency Rating**

| Building Type                              | Current | 2050 Target |
|--------------------------------------------|---------|-------------|
| Very energy efficient: lower running costs | A       | F           |
| 10-40%                                     | A       | F           |
| 30-40%                                     | B       | F           |
| 40-60%                                     | C       | F           |
| 50-60%                                     | D       | F           |
| 70-80%                                     | E       | F           |
| 80-100%                                    | F       | F           |

*Not energy efficient - higher running costs*

**Environmental Impact (CO<sub>2</sub>) Rating**

| Building Type                                                  | Current | 2050 Target |
|----------------------------------------------------------------|---------|-------------|
| Very environmentally friendly: lower CO <sub>2</sub> emissions | A       | F           |
| 10-40%                                                         | A       | F           |
| 40-60%                                                         | B       | F           |
| 50-60%                                                         | C       | F           |
| 60-80%                                                         | D       | F           |
| 70-80%                                                         | E       | F           |
| 80-100%                                                        | F       | F           |

*Not environmentally friendly - higher CO<sub>2</sub> emissions*

