



Lincoln Avenue RM7
£500,000 freehold
Council Tax Band D



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If you are looking for your dream family home that can serve you and your family for several years, then we invite you to continue reading... as this may be the house for you.

Situated in a quiet Romford turning, we are pleased to present this three-bedroom home. Having been loved by the current sellers for seven years, they note how the property was perfectly located and met all their needs at each milestone of their family's growth and development.

The facts are in the figures, and those looking to commute into the City can be safe in the knowledge that doorstep to Liverpool Street Station averages just 29 minutes, thanks to Romford Rail Station (Elizabeth Line) being only 1.3 miles away.

Not only is the location a commuter's dream, but you are also positioned perfectly for the catchment areas of Rush Green Primary School, All Saints Catholic School, and Robert Clack Upper School, with several private nurseries within walking distance.

All bedrooms can accommodate a double bed, and for those looking for additional space, there is fantastic potential to extend both upwards and outwards. The loft offers the opportunity to create another double bedroom plus an en-suite (subject to local planning permission), while many nearby homes have extended the ground floor by up to three metres, offering even more possibilities for expansion.

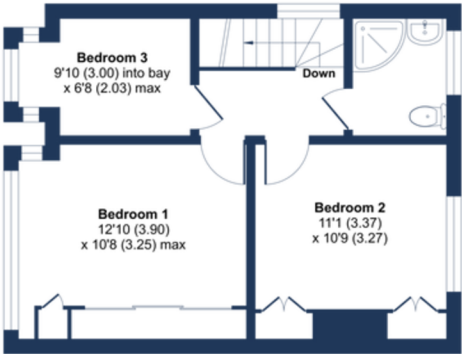
A peaceful and well-proportioned rear garden remains—a perfect space to relax and unwind.

We were truly blown away by the beauty and detail of this property and look forward to showing the new buyer how this house can become their new home!

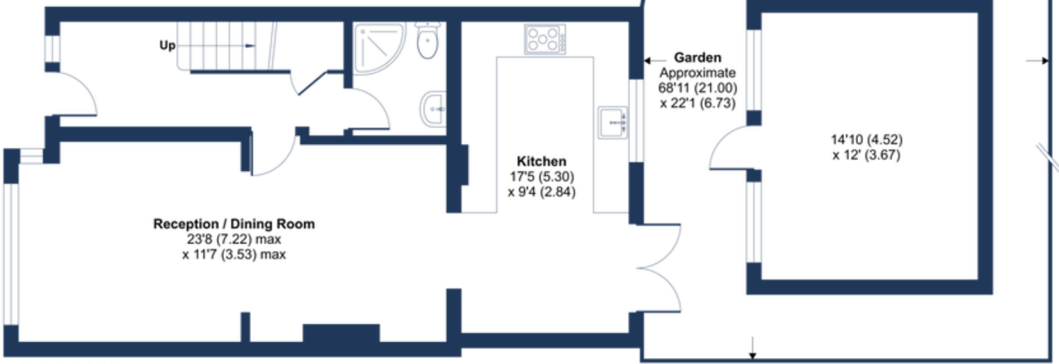


Lincoln Avenue, Romford, RM7

Approximate Area = 993 sq ft / 92.2 sq m
 Outbuilding = 178 sq ft / 16.5 sq m
 Total = 1171 sq ft / 108.7 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements