



Woodrush Way, Romford, RM6 5BL

Guide Price £325,000





# Woodrush Way

Romford, RM6 5BL

- EPC RATING D
- Lounge
- Shower room
- Close to A12
- Two bedrooms
- Kitchen
- Garage

GUIDE PRICE £325,000 to £350,000

Nestled in the charming area of Woodrush Way, Romford, this delightful two-bedroom house offers a perfect blend of comfort and convenience. Upon entering, you are welcomed into a spacious reception room, ideal for both relaxation and entertaining guests. The well-proportioned bedrooms provide a peaceful retreat, ensuring a restful night's sleep.

The property features a bathroom, thoughtfully designed to meet all your needs. The kitchen is well-equipped, making meal preparation a pleasure.

One of the standout features of this home is the parking space available for one vehicle (garage), a valuable asset in this bustling area.

Woodrush Way is conveniently located, providing easy access to local amenities, schools, and transport links, making it an excellent choice for families and professionals alike.

This house presents a wonderful opportunity for those seeking a comfortable living space in a vibrant community. Whether you are looking to buy or rent, this property is sure to impress. Don't miss the chance to make this charming house your new home.



## Guide Price £325,000



### ENTRANCE

### LOUNGE

19'8" x 11'9" (6.00m x 3.60m)

### KITCHEN

11'9" x 8'2" (3.60m x 2.50m)

### STAIRS TO FIRST FLOOR

### BEDROOM ONE

11'9" x 8'2" (3.60m x 2.50m)

### BEDROOM TWO

12'0" x 10'7" (3.66m x 3.24m)

### SHOWER ROOM

6'10" x 5'0" (2.10m x 1.54m)

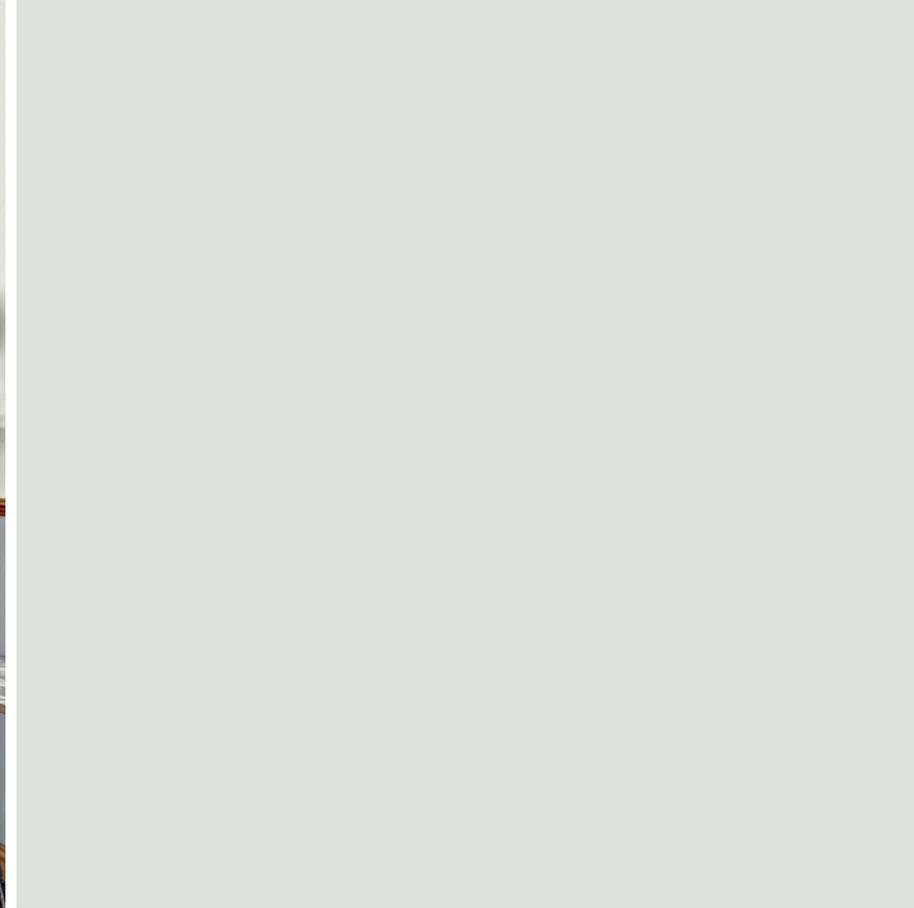
### EXTERIOR

31' (9.45m)

### GARAGE

16'6" x 8'1" (5.04m x 2.48m)

### AGENTS NOTE



Directions

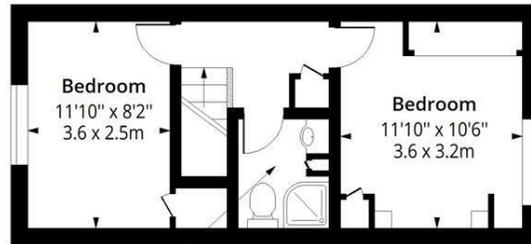




## Floor Plans

### Woodrush Way, RM6

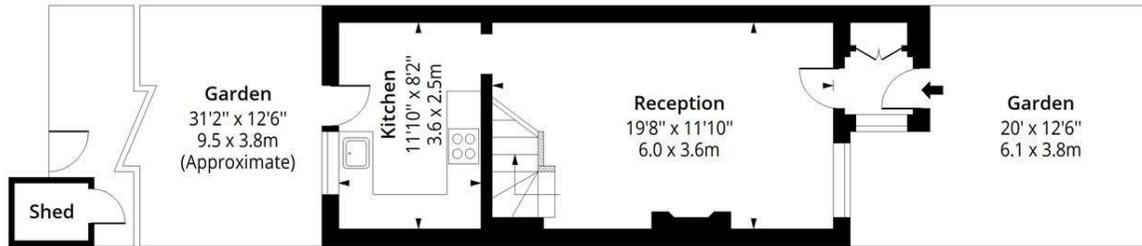
Approx. Gross Internal Area 698 Sq Ft - 64.84 Sq M  
Approx. Gross Shed Area 14 Sq Ft - 1.30 Sq M



5'3" x 6'3"  
1.6 x 1.9m

#### First Floor

Floor Area 337 Sq Ft - 31.31 Sq M



#### Ground Floor

Floor Area 361 Sq Ft - 33.54 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

ipaplus.com

Date: 12/1/2026

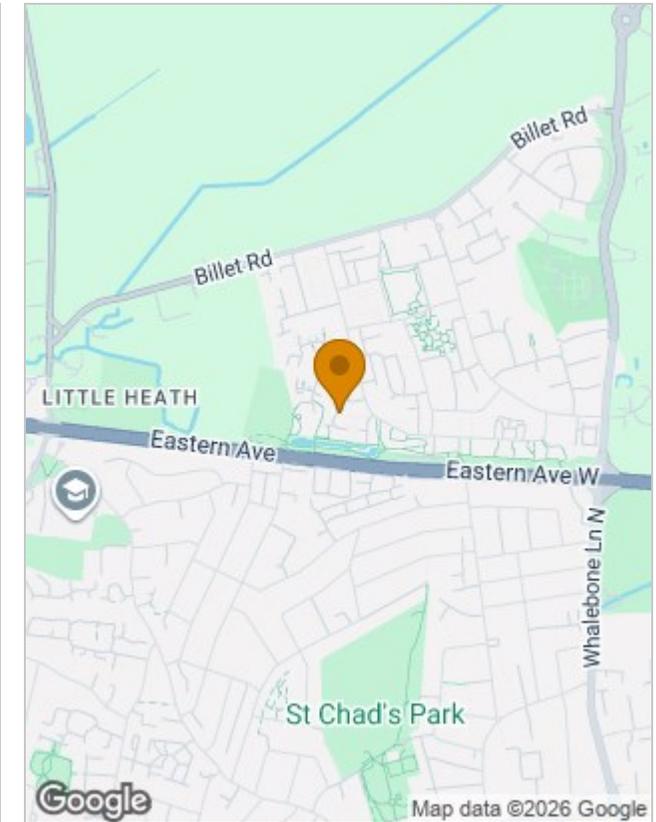
## Viewing

Please contact our Seven Kings Sales Office on 020 8597 7372 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	