



**Ferndale Road, Romford, Essex, RM5 3ER**  
**£2,000 PCM**

Elms Estates are delighted to offer To Let this Three Bedroom Semi Detached house

Ferndale Road is superbly located with easy access to the A12 Dual Carriageway and Romford Town Centre and The Brewery Shopping Centre. The open spaces of Lawns Park are also a short stroll away.

Internally the property is presented in good order throughout with a bright and spacious reception with modern fitted kitchen, three good sized bedrooms and a modern family bathroom. The property also benefits from a very good sized rear garden.

Ferndale Road is Available to move in to from 25 April 2026 Onwards. Internal viewing of this property is a must and early viewing is highly recommended in order to avoid disappointment.



### Reception One

14'1" x 11'10" (4.29m x 3.61m)

### Reception Two

16'9" x 8'6" (5.11m x 2.59m)

### Kitchen

17'1" x 8'10" (5.21m x 2.69m)

### Bedroom One

12'10" x 10'6" (3.91m x 3.20m)

### Bedroom Two

10'10" x 9'10" (3.30m x 3.00m)

### Bedroom Three

8'10" x 6'11" (2.69m x 2.11m)

### Bathroom

6'11" x 6'11" (2.11m x 2.11m)

### Garden

54'6" x 23' (16.61m x 7.01m)

### Material Information

Deposit: £2,307.69

Council Tax Band: D

### Marketing Disclaimer

These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed and they do not constitute an offer or contract. Any intending tenant must rely on their own inspection and enquiries. All measurements, areas and distances are approximate and are for guidance purposes only. Photographs and floor plans are for illustrative purposes only and some images may have been digitally enhanced for marketing purposes.

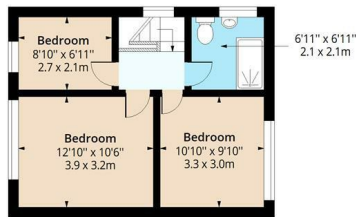
Where the property is managed by Elms Estates (if applicable), appliances, fixtures and fittings provided are checked and are intended to be in reasonable working order at the commencement of the tenancy. However, no guarantee is given as to their continued or uninterrupted operation and faults may occur during the tenancy. Any issues should be reported in accordance with the tenancy agreement to allow for inspection and repair.

Council Tax bands, EPC ratings and permitted payments under the Tenant Fees Act 2019 are provided in good faith and are subject to verification. No person in the employment of Elms Estates has authority to make or give any representation or warranty in relation to this property.



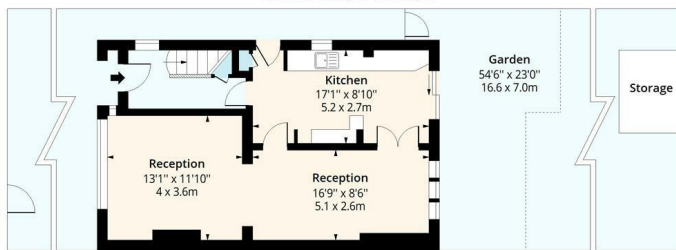
## Ferndale Road RM5

Approx. Gross Internal Area 954 Sq Ft - 88.63 Sq M



First Floor

Floor Area 420 Sq Ft - 39.02 Sq M



Ground Floor

Floor Area 534 Sq Ft - 49.61 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.

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Date: 4/3/2026

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
87			
67			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC