



RISEBRIDGE ROAD, GIDEA PARK

Detached Home Situated On The Sought After Gidea Park Exhibition Estate |
Four-Bedrooms | Two-Ensuites | Family Bathroom | Sitting Room | Beautiful
Open-Plan Kitchen/Family Area Overlooking The Rear Gardens | Separate Utility
| Study | Ground Floor Cloakroom W.C. |

£1,100,000 Freehold | 4 bedroom detached house for sale



CHARLES STRATTON
ESTATE AGENTS



Beautifully presented detached home situated in a popular treelined residential turning on the sought after Exhibition Estate.

Accommodation commences with an Entrance Hall with doors leading to the Sitting Room, Air-Conditioned Study, Cloakroom W.C., Utility and a stunning open-plan Kitchen/Family Room with Central Island, Vaulted Glass Roof and Bi-Folding Doors which open to a large Sun-Terrace overlooking the established rear gardens.

Accommodation over the first and second floors comprises Four Bedrooms a Family Bathroom and Two Ensuites.

The area is popular with commuters having Gidea Park Mainline Railway Station providing access to the City, the West End, and London Heathrow Airport via the Crossrail Elizabeth Line.

Tenure: Freehold





CHARLES STRATTON
PHOTOGRAPHY



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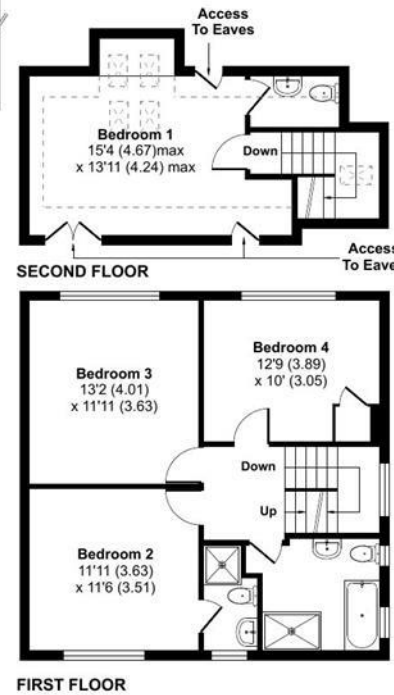
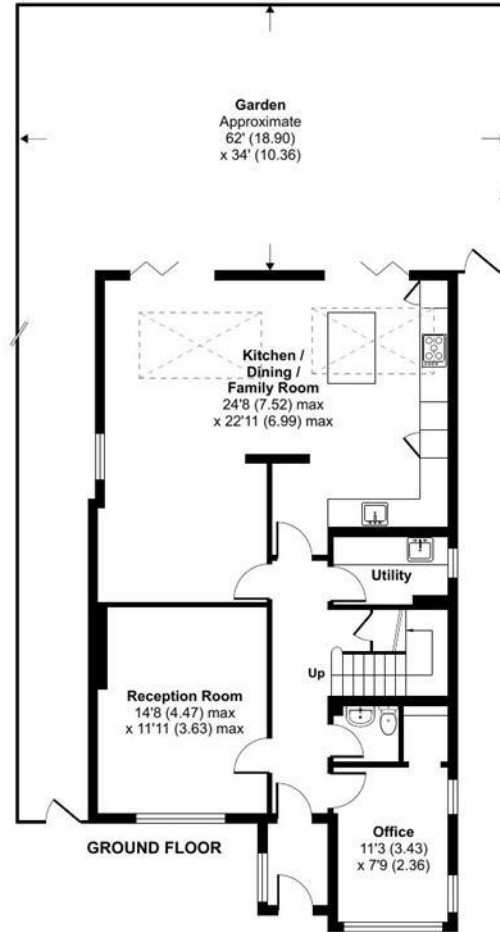
Risebridge Road, Romford, RM2

Approximate Area = 1851 sq ft / 172 sq m

Limited Use Area(s) = 69 sq ft / 6.4 sq m

Total = 1920 sq ft / 178.4 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrlchem 2024. Produced for Charles Stratton Estates Ltd. REF: 1177193

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
92-100 A		92-100 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	
	62		75
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂).

Viewing by appointment only
Charles Stratton Estates Ltd

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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.