



## RISEBRIDGE ROAD, GIDEA PARK

Detached Home Situated On The Sought After Exhibition Estate | Four Bedrooms | Two Bathrooms | Lounge | Sitting Room | Kitchen/Diner | Own Driveway To Garage | Beautifully Maintained Front And Rear Gardens | Close to The Romford Gold Course | Close to Raphaels Park|

**£1,250,000** Freehold | 4 bedroom detached house for sale

CHARLES STRATTON  
ESTATE AGENTS





Beautifully presented and well-maintained detached home situated on the sought after Gidea Park Exhibition Estate.

Accommodation comprises four good size and well-proportioned Bedrooms and 4-Piece Bathroom W.C. to the first floor whilst to the ground floor there is a 19' 9" Lounge, Further Sitting Room, Kitchen which opens to the Dining Room and Shower Room W.C.

The rear gardens are well maintained and enjoy a southerly aspect.

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





# Risebridge Road, Gidea Park, RM2

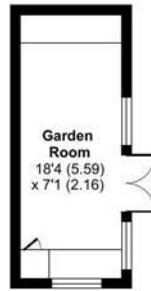
Approximate Area = 1699 sq ft / 157.8 sq m

Garage = 129 sq ft / 12 sq m

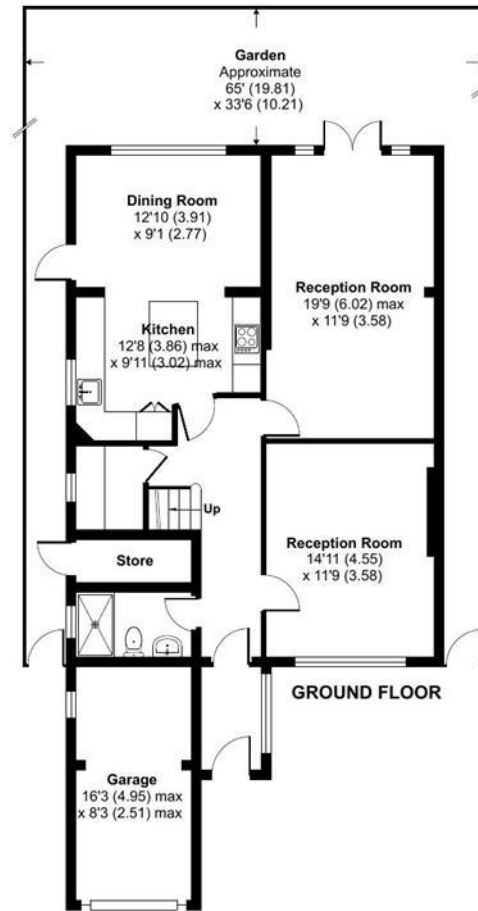
Outbuildings = 152 sq ft / 14.1 sq m

Total = 1980 sq ft / 184 sq m

For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnhcom 2024. Produced for Charles Stratton Estates Ltd. REF: 1177194

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	
(92-100) <b>A</b>		(92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	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 (CO<sub>2</sub>).

Viewing by appointment only

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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.