



LAKE RISE, ROMFORD

***** Guide Price £750,000 - £800,000 **** No Onward Chain *** Detached Chalet Bungalow Backing Onto Raphaels Park | Three Bedrooms + Study | Two Bathrooms | 26'9" Lounge | Large Kitchen/Breakfast Room | Study | Utility | Garage | Carriage Style Driveway |**

Freehold | 4 bedroom bungalow for sale

CHARLES STRATTON
ESTATE AGENTS



Situated in one of Romford's most sought-after tree-lined residential turnings is this Detached Chalet Bungalow enjoying an idyllic position backing onto Raphaels Park.

The property is approached by a generous carriage style driveway which leads to the Garage and Entrance Porch. Accommodation commences with a Reception Hallway with stairs ascending to the first floor accommodation and doors leading to the Bay-Fronted Dual Aspect Lounge, Kitchen/Breakfast Room, Study/Fourth Bedroom, Ground Floor Bedroom, Ground Floor Bathroom and Utility which in turn leads to the Garage.

To the first floor there are two further Bedrooms and further Bathroom W.C.

To the rear there is a large Sun-Terrace which enjoys an elevated aspect overlooking the rear gardens complimented by the woodland backdrop of Raphaels Park.

The property has been partially re-furbished and offers great potential for any prospective purchaser looking to create their perfect home.

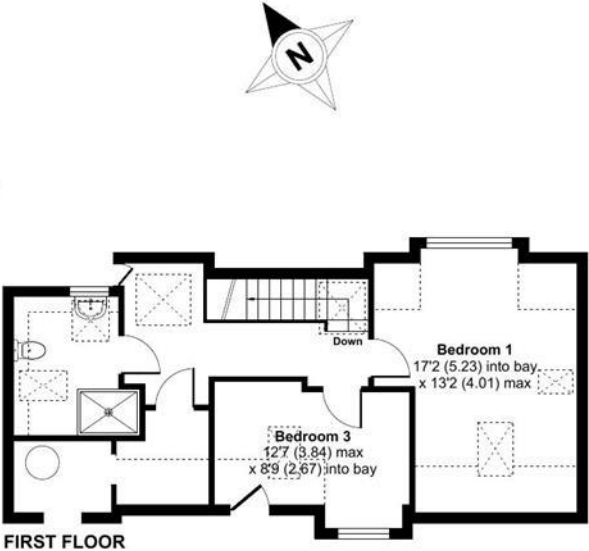
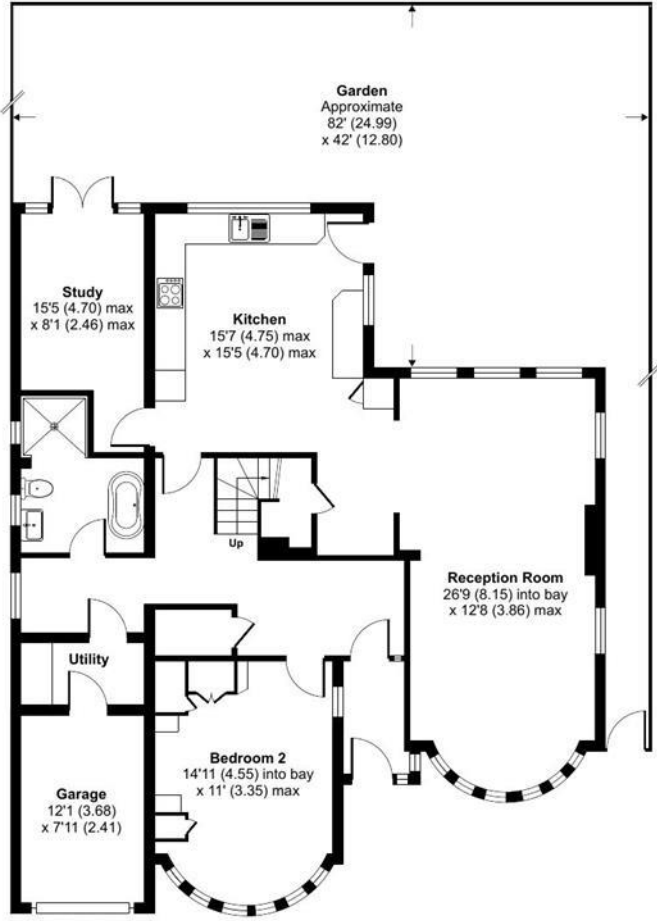
Tenure: Freehold





Lake Rise, Romford, RM1

Approximate Area = 1697 sq ft / 157.6 sq m
 Limited Use Area(s) = 110 sq ft / 10.2 sq m
 Garage = 97 sq ft / 9 sq m
 Total = 1904 sq ft / 176.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrlchecom 2024. Produced for Charles Stratton Estates Ltd. REF: 1166819

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	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales	England & Wales	England & Wales	England & Wales

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.