



## RISEBRIDGE ROAD, GIDEA PARK

End of Chain | Stunning Four Bedroom Detached Home | Gidea Park Exhibition Estate | Plan Kitchen/Dining/Family Room | Bi-Fold Doors Opening To Rear Gardens | Dual Aspect Sitting Room | Ground Floor W.C. | En-Suite Shower Room to Master Bedroom | Family Bathroom W.C. | Two Detached Outbuildings |

**Offers Over £900,000**



**SSTC**

CHARLES STRATTON  
ESTATE AGENTS



Risebridge Road is a beautiful tree-lined turning situated within the highly sought after Gidea Park Exhibition Estate. The property has been thoughtfully re-furbished and highly maintained to encompass the original features of this stunning home with the open-plan living requirements of today.

Accommodation commences with a Reception Hallway with doors which lead to a bright and spacious dual aspect Sitting Room with a tall Georgian style bay window, a spacious open plan Kitchen/Dining/Family Room with Bi-Folding Doors which open to the Rear Gardens and Cloakroom W.C. To the first floor there are Four Bedrooms, the Master with En-Suite, and further Family Bathroom W.C.

Rear gardens commence with a large, paved sun-terrace with steps that descend to mainly lawned gardens and include two large outbuildings currently being used as a home gymnasium and a bar, both with bi-folding doors to open out to the rear garden.

The property is situated just a short distance from Raphael's Park and The Romford Golf Club whilst Gidea Park High Street with its fine selection of local shops, restaurants and pubs is situated at the top of Heath Drive. Gidea Park Railway Station provides excellent rail links to London Liverpool Street and pending Crossrail Links which makes the area popular with the London commuter.

Council Tax Band: G

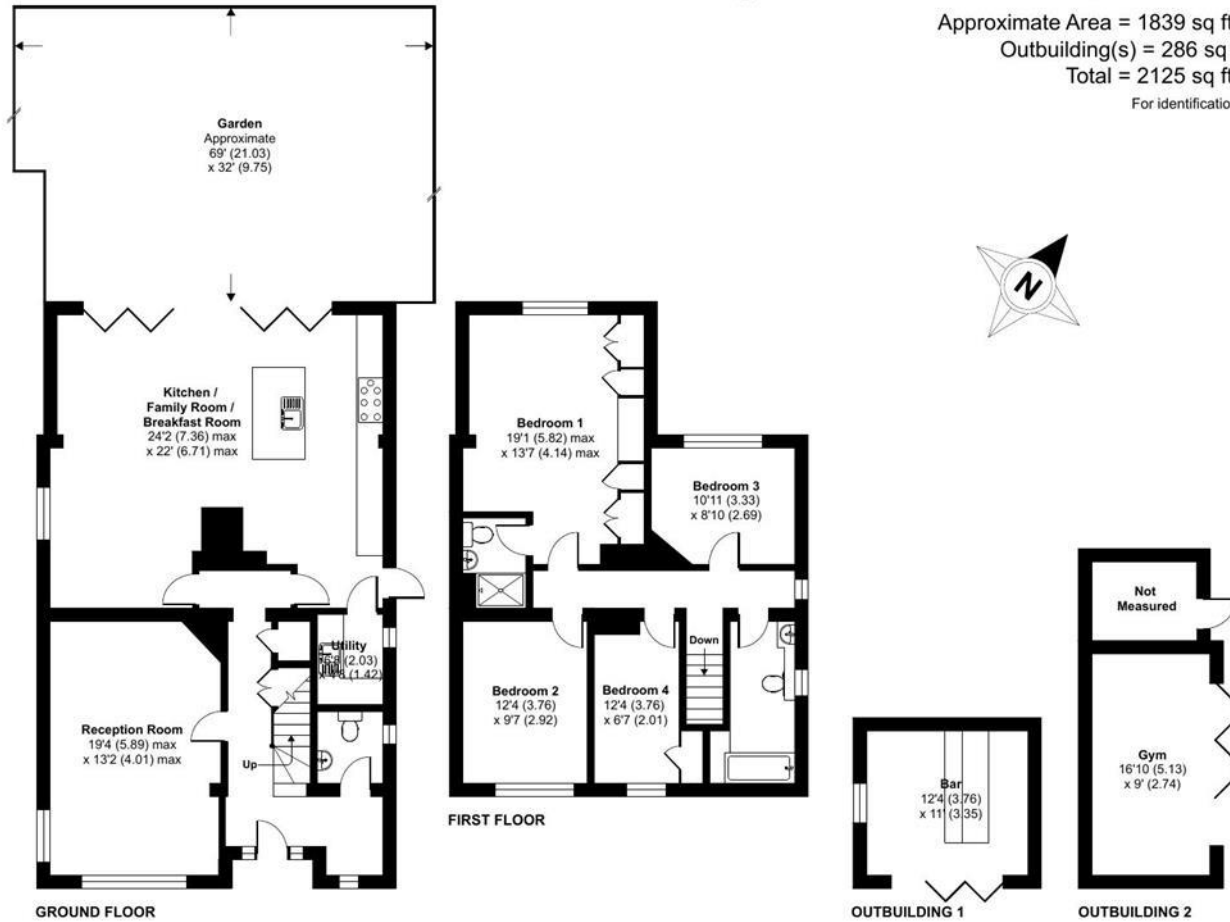




# Risebridge Road, Gidea Park, Romford, RM2

Approximate Area = 1839 sq ft / 170.8 sq m  
 Outbuilding(s) = 286 sq ft / 26.5 sq m  
 Total = 2125 sq ft / 197.4 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). © nrlchem 2022. Produced for Charles Stratton Estates Ltd. REF: 980576

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating																													
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Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions																												
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<small>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.</small>		<small>The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>).</small>																													

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.