



LAKE RISE, ROMFORD

***** Guide Price £700,000 - £725,000 **** 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 |**

SSTC

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

Parking options: Off Street

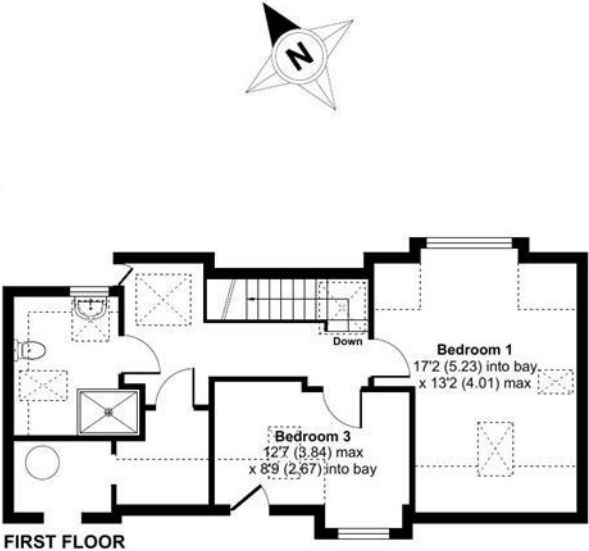
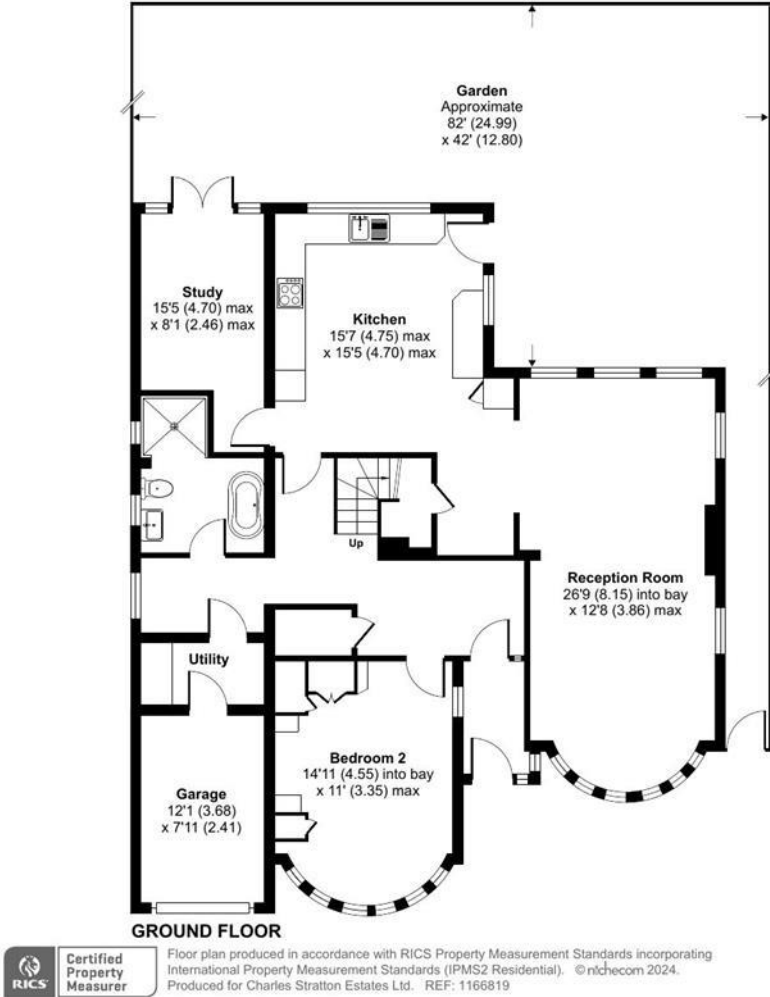
Garden details: Private Garden





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



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	
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 (CO ₂)	

Viewing by appointment only
Charles Stratton Estates Ltd

192 Main Road, Gidea Park, Romford RM2 5HA

Tel: 01708 726 817 Email: sales@charlesstratton.co.uk Website: www.charlesstratton.co.uk/

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