



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



SSTC

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

Parking options: Off Street

Garden details: Private Garden







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). © nrichcom 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	
102-150 A		102-109 A	
81-101 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 (CO₂).

Viewing by appointment only

Charles Stratton Estates Ltd

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