



RISEBRIDGE ROAD, GIDEA PARK

***** GUIDE PRICE £1,100,000 to £1,200,000 ***** 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 |

Guide Price £1,100,000 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.

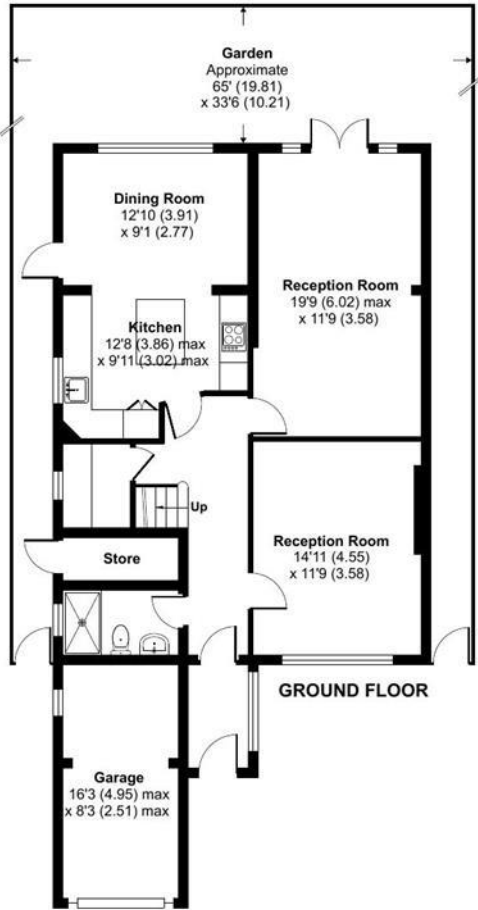
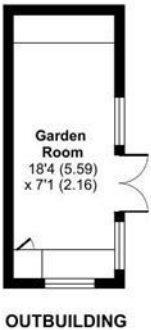
Tenure: Freehold





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



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: 1177194

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	
1-10 G		1-10 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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