



LAKE RISE, ROMFORD

***** END OF CHAIN ***** Highly Sought After Position Backing Onto Raphaels Park Lake | Approximately 2062 Square Feet | Four Bedrooms | Bathroom | Separate W.C. | Three Reception Rooms | Kitchen | Utility | Ground Floor Shower Room | Conservatory | High Ceilings | Own Driveway |

£950,000 Four Bedroom Semi-Detached Backing Onto Raphaels Park EPC D



SSTC

CHARLES STRATTON
ESTATE AGENTS



Occupying a highly sought after position backing onto Blacks Brook and Raphaels Park in this substantial semi-detached home measuring approximately 2062 square feet.

The property is approached by a large, paved driveway which offers off-street parking, own driveway to the Integral Garage, and leads to an Entrance Porch opening to the front door. Accommodation commences with a spacious Reception Hall with a staircase ascending to the first-floor accommodation and doors opening to the Lounge, Dining Room which opens to the Conservatory, and Kitchen/Breakfast Room with a separate Utility and Shower Room W.C.

To the first floor there are Four Bedrooms and a large Bathroom with Separate W.C.

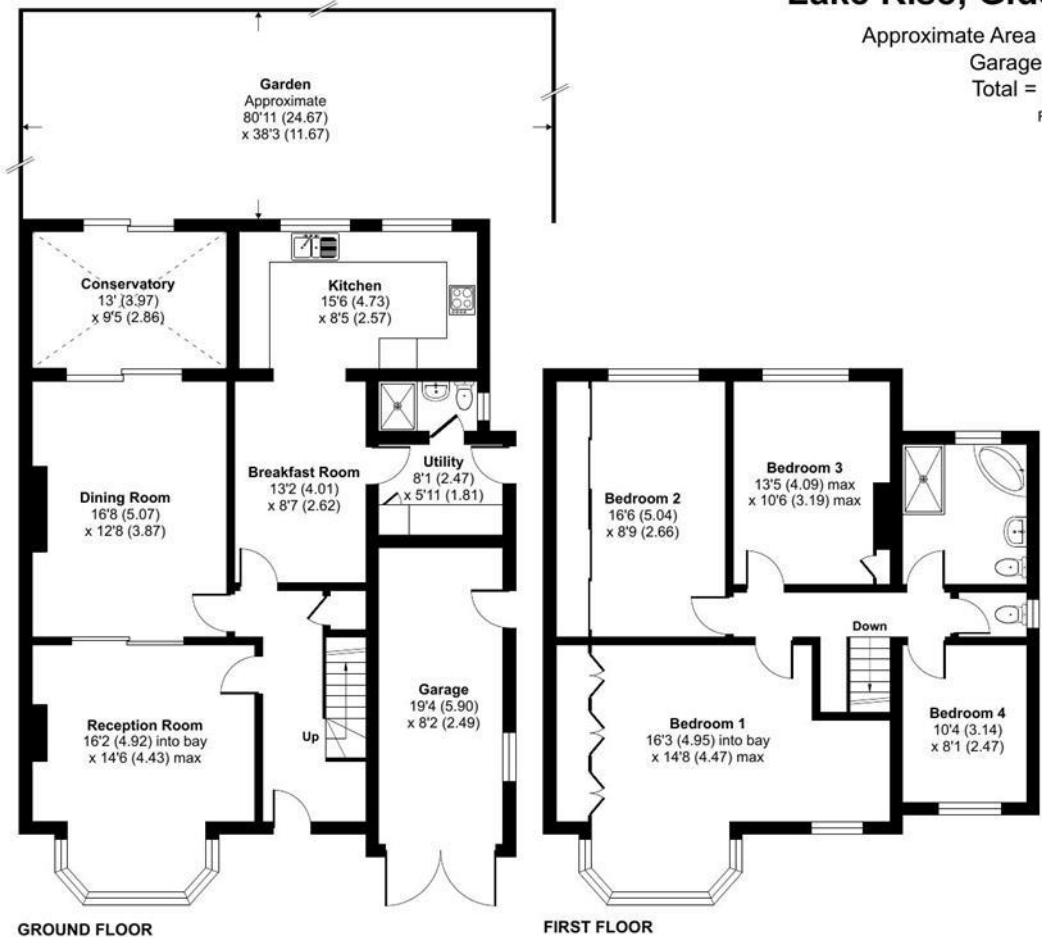
Rear Gardens have an enviable aspect overlooking Blacks Brook and Raphaels Park where the fountain streams water into the air with dramatic effect and you can watch the wildlife, or even fish the lake, from the foot of your own garden.





Lake Rise, Gidea Park, RM1

Approximate Area = 1905 sq ft / 177 sq m
Garage = 157 sq ft / 14.6 sq m
Total = 2062 sq ft / 191.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Charles Stratton Estates Ltd. REF: 1229336

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		England & Wales	
EU Directive 2002/91/EC		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/

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. For any information regarding broadband and mobile phone signals go to OfCom via this link - <https://checker.ofcom.org.uk/>