



## LAKE RISE, ROMFORD

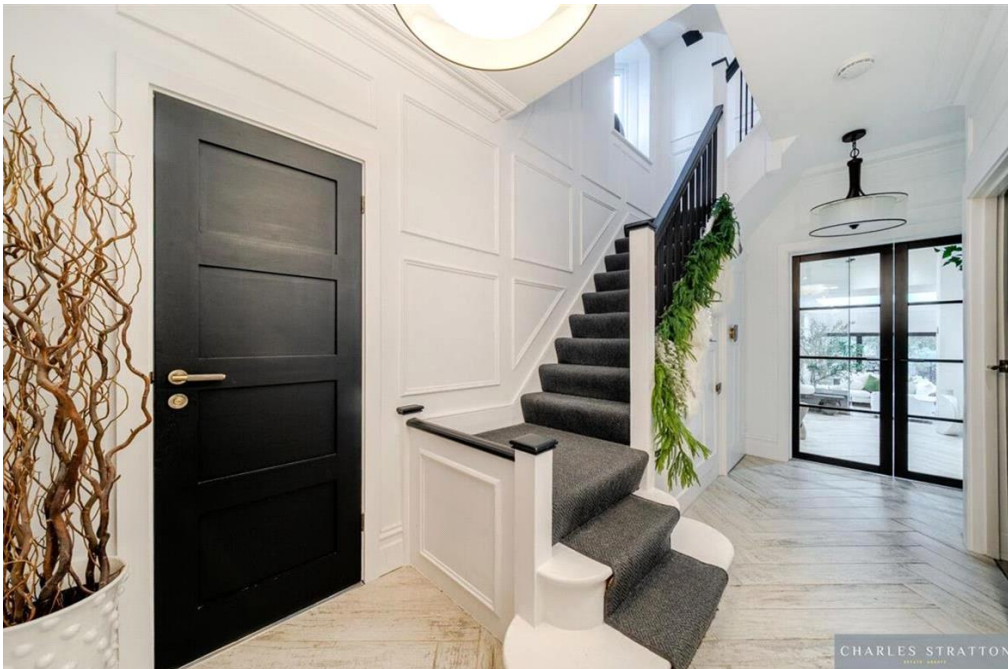
Exquisite Detached Residence Backing onto Raphaels Park Lake | Four Bedrooms | Two Bathrooms | Sitting Room Open Plan to a Substantial Kitchen Family Room and Dining Room| Utility | G.F.W.C. | 33'3 Deep Garage | Bi-Folding Doors Opening to a Sun-Terrace | Outbuilding | Further Waterside Terrace |

**£1,345,000** 4 bedroom detached house for sale



CHARLES STRATTON  
ESTATE AGENTS





Truly outstanding Detached Residence presented to an extremely high specification having been thoughtfully designed and remodelled by the existing owners to appeal to individuals seeking a property of the highest standard in a premium location.

The property is approached by a Resin Bound Driveway which provides generous Off-Street Parking and Own Drive to the Garage.

The front door opens to the Entrance Porch and in turn to the Entrance Hall with doors opening to the impressive open plan ground floor living accommodation. The Lounge is Bay-Fronted and overlooks the front aspect and is open-plan to the Dining Room. Both rooms have an elevated aspect overlooking the hub of the home, an impressive Kitchen/Diner/Family Room, measuring 25'11 X 20'11 fitted with a range of modern units with a contrasting marble island, and bi-folding doors opening to the gardens first sun-terrace. There is a further Sitting Room, Utility, and Cloakroom W.C. which completes the ground floor accommodation.

To the first floor there are Three Well Proportioned Bedrooms all with fitted bedroom furniture, and a Five Piece Bathroom Suite. The Master Bedroom is on the second floor which is another impressive room thoughtfully designed with an extensive range of bedroom furniture and backlit display shelving through which you will find a well-appointed En-Suite Shower Room. A pair of glazed doors open to a glazed Juliette Balcony to provide uninterrupted views of Raphaels Park Lake and Fountain with the backdrop of the Established 44-acre Park beyond.

The Rear Garden measures approximately 105 feet and commences with a large Sun Terrace. A well designed offset paved pathway leads through the landscaped gardens which are predominantly lawned with established borders leading to an Outbuilding, Pergola, and a beautiful Waterside Terrace perfect to watch the sun go down over Raphaels Park anytime of the year.





# Lake Rise, Romford, RM1

Approximate Area = 2230 sq ft / 207.1 sq m

Limited Use Area(s) = 26 sq ft / 2.4 sq m

Garage = 319 sq ft / 29.6 sq m

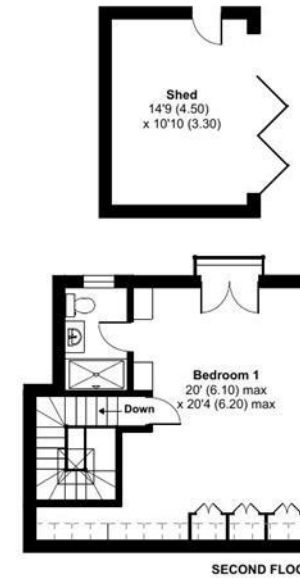
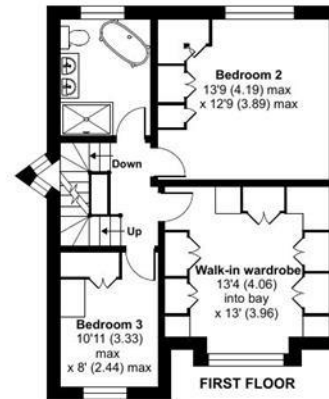
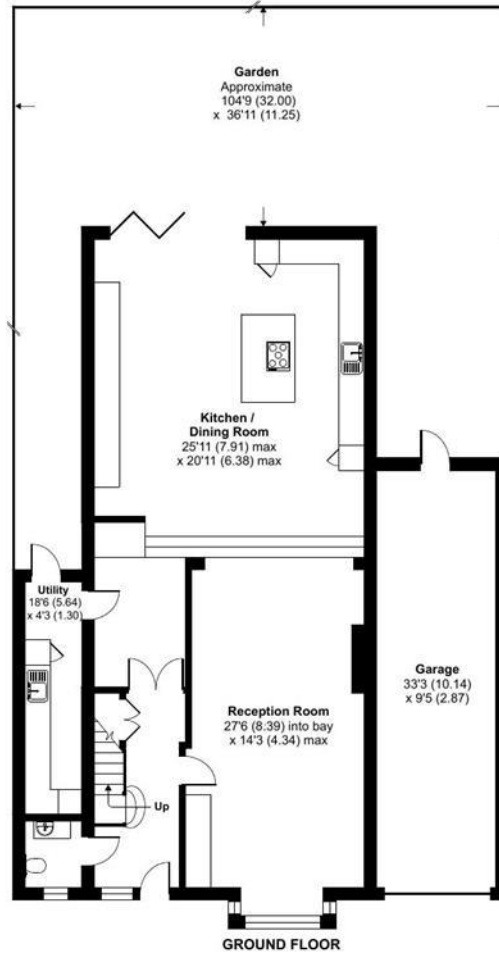
Outbuildings = 162 sq ft / 15 sq m

Total = 2711 sq ft / 251.8 sq m

For identification only - Not to scale



Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Charles Stratton Estates Ltd. REF: 1386538

Viewing by appointment only

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