



## GARRY WAY, RISE PARK

\*\*\* GUIDE PRICE £850,000 - £900,000 \*\*\* 2560 Square Feet Inc. of Garage | Five Bedrooms | Three Bathrooms | Living Room | Kitchen/Dining Room with Island | Large Games Room with Bar Area | G.F.W.C. | Bi-Folding Doors Opening to Rear Garden | Short Walk to Rise Park Infant and Junior School |

**Guide Price £850,000** Freehold | 5 bedroom semi-detached house for sale



CHARLES STRATTON  
ESTATE AGENTS



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Well-appointed Semi-Detached Jackson Home nestled on a corner plot situated within the highly sought after Rise Park location just a short walk from Rise Park School and Marshalls Park Academy.

The property has been thoughtfully extended by its existing owners to provide an excellent family home benefiting from Five Bedrooms over two floors, two with En-Suite Facilities, in addition to the Family Bathroom W.C.

To the ground floor there is a 25'10 Lounge opening to a large Kitchen/Dining Room with an Island and Lantern style roof coupled with full width Bi-Folding Doors which encompass a wealth of natural light and open to the Rear Garden. There is a further Reception Room which is currently being used as a Games Room with its own Bar and a Ground Floor W.C.

To the rear there is a generous patio area laid to an artificially lawned garden ideal for families with young children or those who like to entertain with friends and family, and a pair of double gates providing vehicular side access.

Romford Town Centre is easily accessible being just a short drive away or via public transport with its good selection of High Street Shops and Crossrail Elizabeth Line rail connections whilst there are a Co-Op and selection of smaller convenience stores a short walk away in Moray Way.

Tenure: Freehold





# Garry Way, Romford, RM1

Approximate Area = 2360 sq ft / 219.2 sq m

Limited Use Area(s) = 390 sq ft / 36.2 sq m

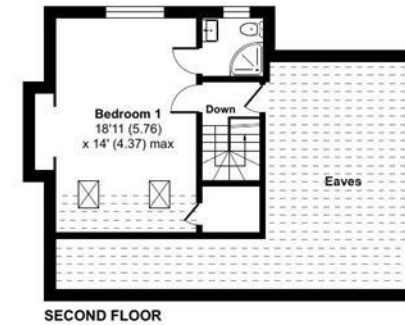
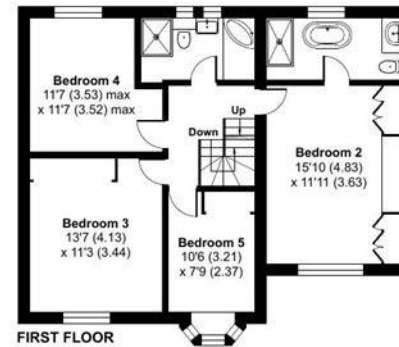
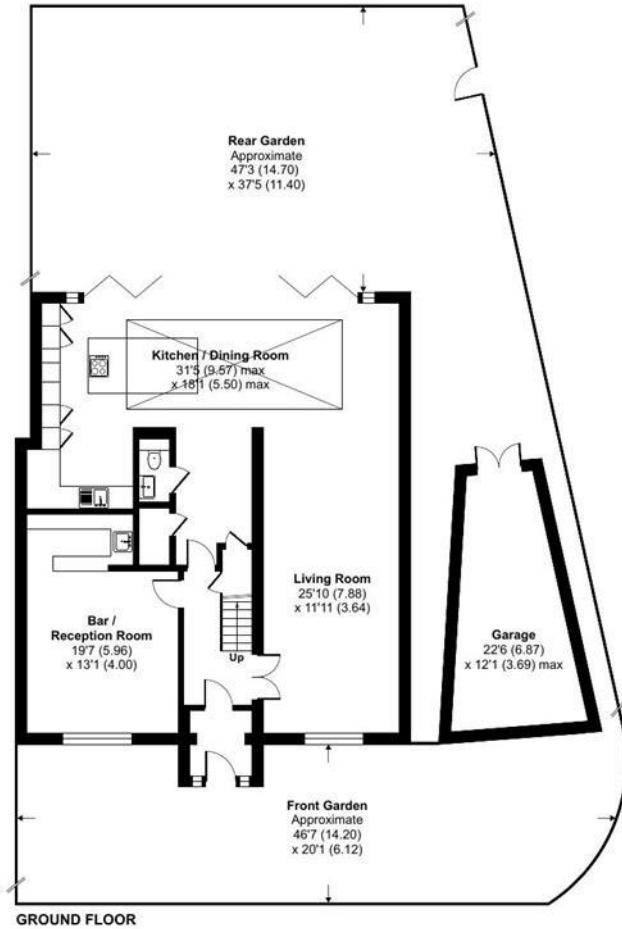
Garage = 200 sq ft / 18.5 sq m

Total = 2950 sq ft / 273.9 sq m

For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Charles Stratton Estates Ltd. REF: 1476840

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<b>A</b> (92-100)		<b>A</b> (92-100)	
<b>B</b> (81-91)		<b>B</b> (81-91)	
<b>C</b> (69-80)		<b>C</b> (69-80)	
<b>D</b> (55-68)	<b>67</b>	<b>D</b> (55-68)	<b>77</b>
<b>E</b> (39-54)		<b>E</b> (39-54)	
<b>F</b> (21-38)		<b>F</b> (21-38)	
<b>G</b> (1-20)		<b>G</b> (1-20)	

Not energy efficient - higher running costs  
 Not environmentally friendly - higher CO<sub>2</sub> emissions  
 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<sub>2</sub>).

Viewing by appointment only  
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