



Lake Rise, Romford, RM1 4EE

Offers In Excess Of £700,000



**** SPACIOUS FAMILY HOME WITH BASEMENT IN SOUGHT AFTER LOCATION BY RAPHAEL PARK ****

*** VIRTUAL TOUR AVAILABLE ONLINE ***

OC Homes are delighted to present to the sales market, this wonderful four-bedroom family home of almost 2000 sq ft beautifully set within this sought after location on Lake Rise in Gidea Park. The property has been finished well with a recently fitted kitchen / diner, boasts spacious accommodation, and is positioned wonderfully, overlooking Raphael Park and the surrounding greenery. It also boasts a large basement area running under the house providing ample space for storage.

The accommodation is set over three floors and has been well maintained throughout with some lovely features. To the ground floor, accommodation incorporates a spacious entrance hallway, main reception room, study room, stunning kitchen/ dining area with second reception area, and utility room, leading onto the south facing garden. There is also a basement space that runs under the ground floor housing the heating system and provides ample storage space. The first floor comprises three bedrooms, as well as a three-piece family bathroom. The second floor is the converted loft space which houses a large double bedroom with en-suite shower, w/c and wash basin, also boasting a lovely Juliette balcony looking out onto Raphael Park.

Externally to the front, the driveway provides ample off-street parking. To the rear, the garden measures approximately 60ft, sides onto Raphael Park and is not overlooked to the rear, providing a quiet and private space to unwind.

The property boasts excellent transport links, is close to a host of local amenities and green spaces, and is also within the catchment area for some excellent local schools. It is the ideal family home, set in a sought after location, with further potential to expand, and is well maintained and ready to move into. To arrange a must see viewing, please call the OC Homes team now

****Guide price £720,000 - £735,00****

- FOUR BEDROOM TWO BATH HOUSE
- OVERLOOKING RAPHAEL PARK
- SOUGHT AFTER LOCATION
- LARGE BASEMENT SPACE
- OFF STREET PARKING
- EXCELLENT TRANSPORT LINKS
- LOTS OF LOCAL AMENITIES
- CHAIN FREE

Viewing

Please contact our OC Homes Gidea Park Office on 01708989888 if you wish to arrange a viewing appointment for this property or require further information.



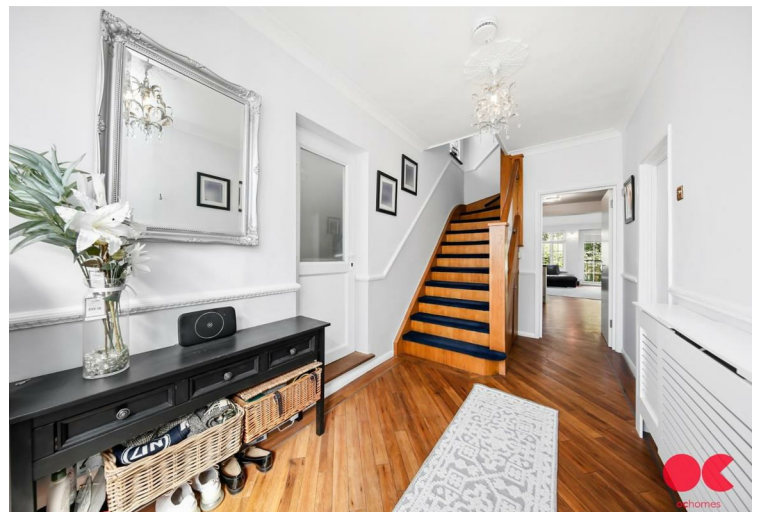


DISCLAIMER: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

MAISON VUE



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(38-54) E			(38-54) 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		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.