



## Raphael Avenue

Romford, RM1 4EP

Guide Price: £800,000 - £850,000

Located on the borders of Gidea Park and within walking distance of Raphael Park is this extended four bedroom detached home, the accommodation includes, three reception rooms, kitchen/breakfast room, ground floor shower room, four bedrooms, bathroom and separate WC. Externally there is a driveway for three cars, an integral garage, a 43 ft rear garden with detached outbuilding ideal for anyone looking to work from home.

**Guide Price £800,000 - £850,000 - Freehold - Council Tax: F**

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## Entrance Hall

Entrance door, stairs to first floor, under stair cupboard, radiator, laminate flooring.

## Ground Floor Shower Room

Frosted double glazed window to side, low level WC, wash hand basin, shower cubicle, heated towel rail, tiled walls, tiled flooring.

## Reception Room One

23'8 x 11'10 (7.21m x 3.61m )

Double glazed window to rear, coved ceiling, radiator, laminate flooring.

## Reception Room Two

14'5 x 10'10 (4.39m x 3.30m)

Double glazed bay window to front, coved ceiling, radiator, laminate flooring.

## Reception Room Three

16' x 8'11 (4.88m x 2.72m)

Double glazed French doors to rear, cupboard housing boiler, coved ceiling, laminate flooring.

## Kitchen/Breakfast Room

19'11 x 7'11

Double glazed French doors to rear, double glazed window to side, wall and base units, stainless steel single drainer sink, plumbing for washing machine, coved ceiling, radiator, tiled flooring.

## Landing

Double glazed window to side, loft access, radiator, carpet.

## Bedroom One

18' x 10'2 at max (5.49m x 3.10m at max)

Double glazed window to rear, radiator, carpet, airing cupboard.

## Bedroom Two

16'6 x 9'10 (5.03m x 3.00m )

Double glazed windows to rear and side, range of fitted bedroom furniture, radiator, carpet.

## Bedroom Three

13'2 x 10'11 (4.01m x 3.33m )

Double glazed window to front, coved ceiling, radiator, laminate flooring.

## Bedroom Four

7'10 x 6'10 (2.39m x 2.08m )

Double glazed window to side, radiator, laminate flooring.

## Bathroom

Frosted double glazed window to side, wash hand basin, panelled bath, heated towel rail, tiled walls, tiled flooring.

## Separate WC

Frosted double glazed window to front, low level WC, wash hand basin, radiator, tiled flooring.

## Garden

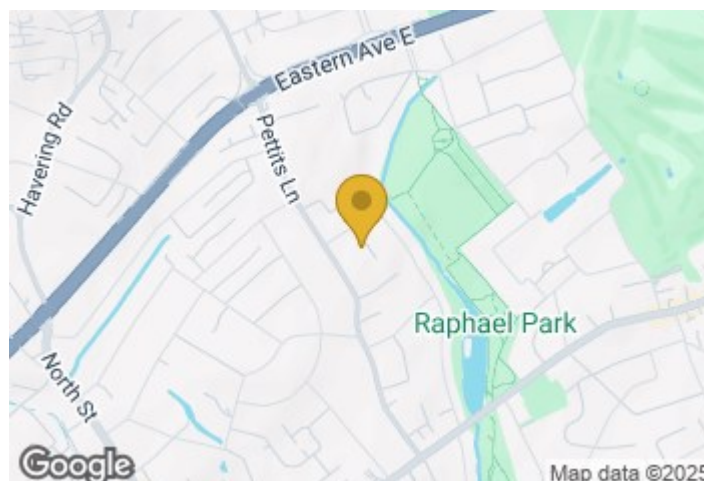
43' (13.11m)

Side pedestrian access, patio area, lawn, outside lighting. Timber outbuilding with power and light.

## Driveway & Garage

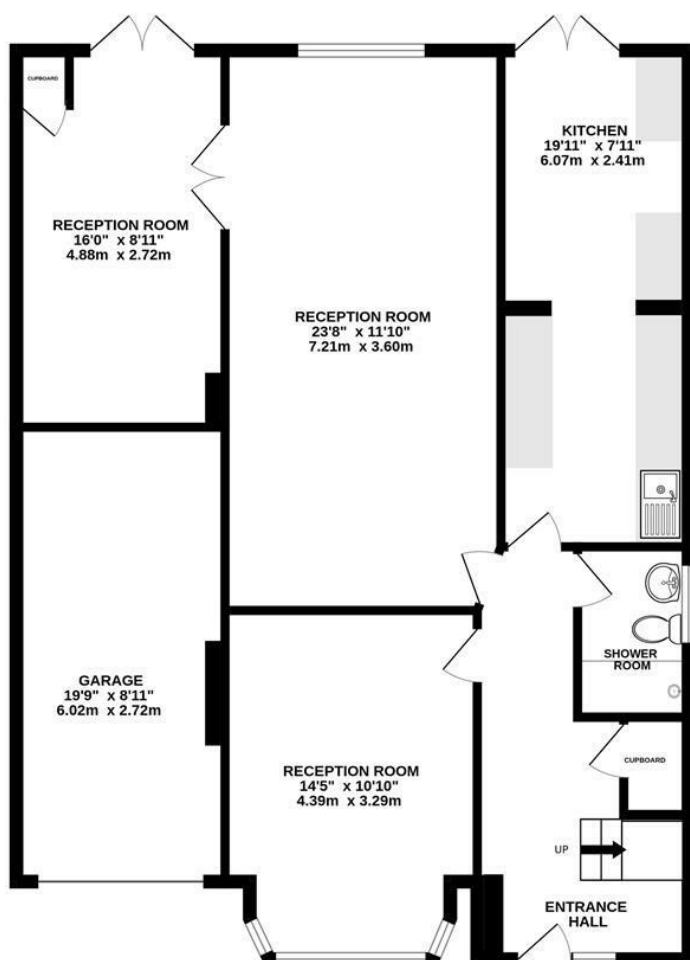
19'9 8'11 (6.02m 2.72m)

Driveway to front for three cars and integral garage with power and light.

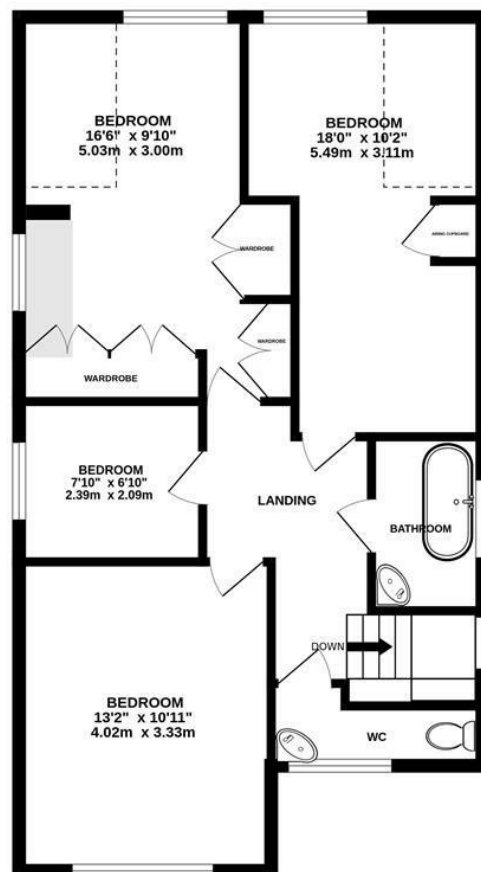




GROUND FLOOR  
1069 sq.ft. (99.3 sq.m.) approx.



1ST FLOOR  
682 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 1751 sq.ft. (162.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Material Information:  
Council Tax Band: F  
Tenure: Freehold

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | Current                 | Potential |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | Current                 | Potential |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |