



Moray Way, Rise Park, Romford
Semi Detached 3 Bedroom House

Guide Price : £475,000-£500,000

Freehold

Moray Way, Rise Park, Romford – Spacious 3 Bedroom Semi Detached Family Home

Property Details:

Spacious 3 bedroom family home with NO ONWARD CHAIN. Welcome to this lovely, well-presented property in a sought after location, offering lots of space for a growing family and the potential to expand further as your family grows. Offering 3 good size bedrooms all with fitted wardrobes for storage, a first floor bathroom and a ground floor shower room, large through lounge/diner, fitted kitchen and extension/family room at the rear, there is plenty of space in this lovely family home. Beautiful rear garden with large block paved patio areas for 'Al Fresco' dining in the summer, lawn with pathway and border gardens with mature trees, shrubs and plants this really is a large space that's perfect for children to play. Shared driveway leads to the semi-detached garage and off street parking to the front. This house has everything you could want and has huge potential to expand further (STPP) if you need more space.

This property will appeal to a variety of buyers including up/downsize home movers and those looking for something with plenty of space but with potential to expand further as the family grows. Don't delay, book your viewing! Viewing by appointment only.

Ground Floor:

Porch: 6'2" x 5'7" – Single glazed windows to porch. Fitted carpet. Entrance to main hallway.

Hallway: 11'9" x 5'11" – Double glazed window to side. Stairs to first floor. Fitted carpet. Under-stair storage cupboard. Cupboard for coats/shoes, Door to kitchen. Radiator. Smooth ceiling. Neutral décor.

Kitchen: 10'10" x 9'10" – Double glazed frosted window to side. Further glazed window to family room. A range of wall and base units giving plenty of storage space. Electric oven & hob with extractor over. Stainless steel sink with mixer tap. Tiled splash-backs. Fridge/freezer. Washing machine. Space for dishwasher. Sliding door to family room. Doorway to dining area which leads to the lounge area. Smooth ceiling with spotlights. Vinyl flooring. Neutral décor.

Lounge / Diner: 24'8" x 13'3" - Double glazed window to front aspect with fitted vertical blinds. Sliding doors from dining area to family room. Open plan to dining area. Chimney breast with feature fireplace to lounge area. 2 x radiators. Smooth ceiling with coving. Fitted carpet. Neutral décor.

Ground Floor Shower room: 10'10" x 2'9". Double glazed frosted window to rear aspect. Low lever W.C.. Vanity sink with storage under. Fully Tiled to walls. Vinyl floor. Electric wall heater. Smooth ceiling with coving. Neutral décor.

Family Room: 15'2" x 10'10" - Double glazed frosted window to side aspect with fitted vertical blind. Double glazed door and patio doors to rear garden. Access to ground floor shower-room. Open plan with sliding doors to dining area. Storage cupboard housing boiler. Wood flooring. Texture ceiling with coving. Neutral décor.

First Floor

First Floor Landing: Double glazed frosted window to side aspect with fitted vertical blinds. Access to all first floor accommodation. Access to loft. Fitted carpet. Smooth ceiling with coving. Neutral décor.

Bedroom 1: 13'5" x 11'9" - Double glazed window with fitted vertical blinds to front aspect. Fitted wardrobes to one wall. Fitted carpet. Radiator. Smooth ceiling with coving. Neutral décor.

Bedroom 2: 11'9" x 11'6". Double glazed window with fitted vertical blind to rear aspect. Fitted wardrobes to one wall and further storage cupboard. Radiator. Smooth ceiling with coving. Neutral Décor.

Bedroom 3: 10'5" x 7'9". Double glazed bay style window with fitted vertical blind to front aspect. Fitted Wardrobe. Fitted carpet. Radiator. Smooth ceiling with coving. Neutral Décor.

Bathroom: Double glazed frosted window to rear aspect. Panel bath with mixer tap and shower over. Low level W.C. and hand basin. Tiled to walls. Vinyl flooring. Radiator. Smooth ceiling.

Outside:

Rear Garden: Approx 100' (unmeasured). Beautiful rear garden laid mainly to lawn with large block paved patio area for 'Al Fresco' dining. Border gardens with a variety of established trees, shrubs and plants with paved walk way and shed to remain. Access to the garage and side gate leading to the shared driveway. Outside tap.

Garage: 23'1" x 8'2" – Brick built single garage with new roof (2 years). Power and light. Double doors to driveway and single door leading to rear garden.

To Front of property: Part paved to front with parking area and small border garden with established shrubs. Shared driveway to garage.

Council Tax Band: E - Local Council: Havering. - Approximate gross internal area 106.m2 – 1140 sqft
EPC: D

This a light and airy spacious property with lots of natural light. South west facing garden giving all day sunshine. Excellent access to road links M25 / A12 / A127. Close to schools, shops and amenities.

Huge opportunity to expand the property if more space is needed (STPP).

This property is CHAIN FREE !!!

CHAIN FREE PROPERTY



CHAIN FREE PROPERTY



- 3 Bedrooms
- 2 Bathrooms
- Through Lounge / Dining Room
- Fitted Kitchen
- Family Room
- Gas Central Heating
- Double glazing
- Off Street Parking on Drive
- Garage
- Sought after location
- CHAIN FREE



Total Area: 114.0 m² ... 1227 ft² (excluding garage)
 Measurements are approximate for illustrative purposes only and may have been taken from the widest area
 Floorplan Copyright The Estate Agents Photographer
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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CHAIN FREE PROPERTY