

## Dee Way, Rise Park, RM1

Guide price **£550,000 - £575,000** freehold



- **3 DOUBLE BEDROOMS**
- **EXTENDED FAMILY ROOM**
- **BIG LOUNGE DINER**
- **GROUND FLOOR SHOWER/WC**
- **F/F BATHROOM/WC**
- **GAS CENTRAL HEATING**
- **GARDEN OUTBUILDING - IDEAL FOR OFFICE/STUDIO/GYM**
- **OFF ROAD PARKING**

**A beautiful home in a sought after location and with loads of space for a growing/extended family.**

**Rise Park as an area is a great place to live, with many amenities close by including the park itself, local schools and has easy access to Collier Row & Romford. Transport links to all major routes also serve the area. Maintained extremely well throughout a viewing is highly recommended.**

**Entrance Porch** door to hall, stairs to first floor,

**Lounge/Diner** 21'9 x 15'4 reducing to 10'6 (6.67m x 4.69m > 3.23m) Double glazed bay window to front, feature fireplace, 2 radiators, laminate floor, double doors to family room, door to kitchen,

**Kitchen** 10'8 x 9'8 (3.29m x 2.98m) Fitted wall and base level units, sink unit, stainless steel extractor hood, integrated freezer, free standing range cooker included, double glazed window to rear and side,

**Family/Dining Room** 15'6 x 11'2 (4.75m x 3.41m) Double glazed doors and windows to rear, radiator, Parquet wood flooring, recess for washing machine, door to:

**Shower Room/WC** Walk in shower cubicle, low flush wc, wash hand basin, Worcester gas fired combi-boiler, double glazed window to side,

**First Floor Landing** Double glazed window to side, radiator, access to loft

**Bedroom 1** 12'7 x 12' (3.87m x 3.65mm) Double glazed window to front, radiator,

**Bedroom 2** 12'7 x 9'7 (3.87m x 2.95m) Double glazed window to rear, radiator, built in wardrobe cupboard,

**Bedroom 3** 8'10 x 8'9 (2.46m x 2.71m) Double glazed window to side, fitted wardrobe and storage cupboards, built in cupboard, radiator,

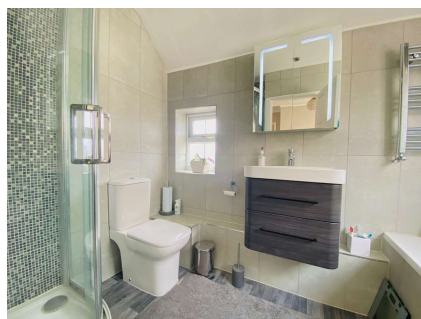
**Bathroom/WC** Suite comprising, Panelled bath, walk in shower cubicle with Mira shower fitment, wash hand basin, wc, double glazed windows to side and rear,

**Exterior** Front garden is block paved for **off road parking**, side entrance.

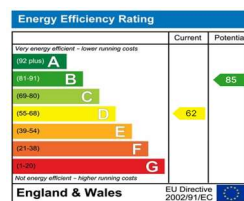
Rear garden is a good size, laid mainly to lawn with a paved path.

**Garden Outbuilding** 25' x 15' (7.77m x 4.57m) Beautifully constructed, with power, light and plumbing, this would make a superb work from home, business office - or could be perfect for a home gym or studio

**Council tax band - Band E - £2,698.57**



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