

DURDEN & HUNT

INTERNATIONAL



Lake Rise, Romford RM1

Offers Over £825,000

- Excellent Transport Links
- Two Reception Rooms
- Three Bedrooms
- Views Of Raphaels Park Lake
- Kitchen With Breakfast Bar
- Downstairs WC
- Off Road Parking And Garage
- Separate Utility Room
- Family Bathroom

159 High Street, Hornchurch, Essex, RM11 3YD
01708 202 777

hornchurch@durdenandhunt.co.uk
<https://www.durdenandhunt.co.uk>

Lake Rise
 Approx. Total Internal Area 1542 Sq Ft - 143.25 Sq M
 (Including Garage)
 Approx. Gross Internal Area Of Garage 144 Sq Ft - 13.40 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Viewings

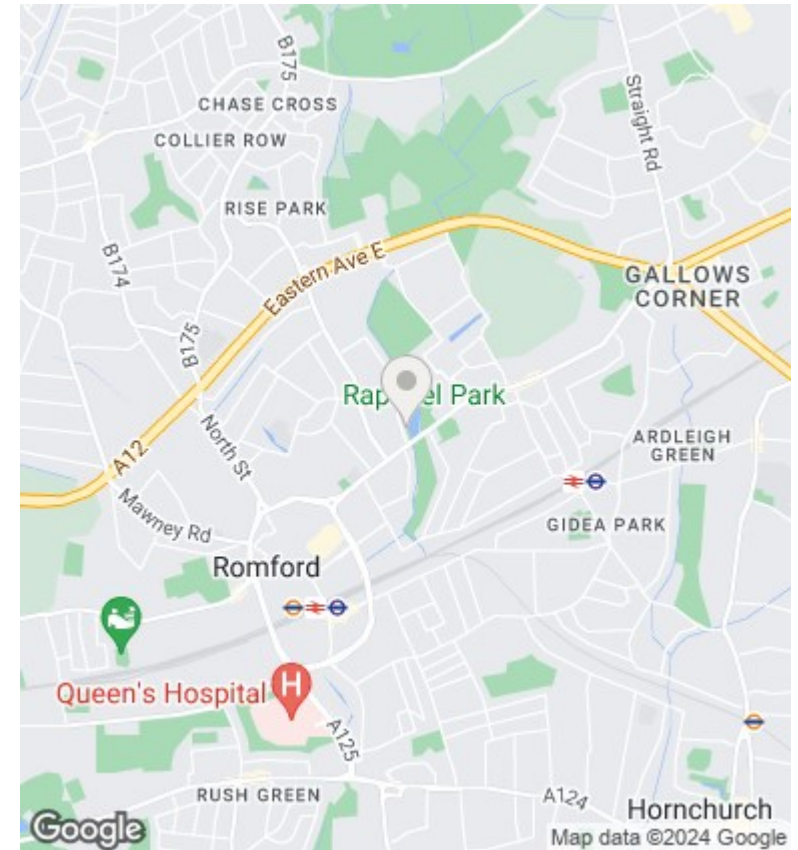
Viewings by arrangement only. Call 01708 202 777 to make an appointment.

Council Tax Band

F

EPC Rating:

D



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	