

DURDEN & HUNT

INTERNATIONAL



Lake Rise, Romford RM1

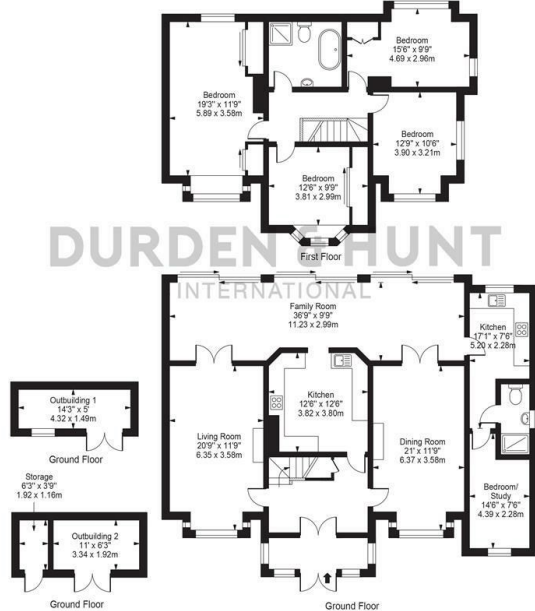
Offers Over £1,175,000

- Views Of Raphael Park Lake
- Garden With Two Outbuildings
- Modern Kitchen
- Second Kitchen And Downstairs Bathroom
- Excellent Transport Links
- Multiple Reception Rooms Including Large Family Room With Built In Bar
- Ample Parking
- Opportunity For Downstairs Living
- Four Bedrooms, Two With Built In Storage
- Luxurious Family Bathroom

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

Lake Rise
 Approx. Total Internal Area 2454 Sq Ft - 227.95 Sq M
 (Including Outbuilding 1, Outbuilding 2 & Storage)
 Approx. Gross Internal Area Of Outbuilding 1 69 Sq Ft - 6.44 Sq M
 Approx. Gross Internal Area Of Outbuilding 2 69 Sq Ft - 6.41 Sq M
 Approx. Gross Internal Area Of Storage 24 Sq Ft - 2.23 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

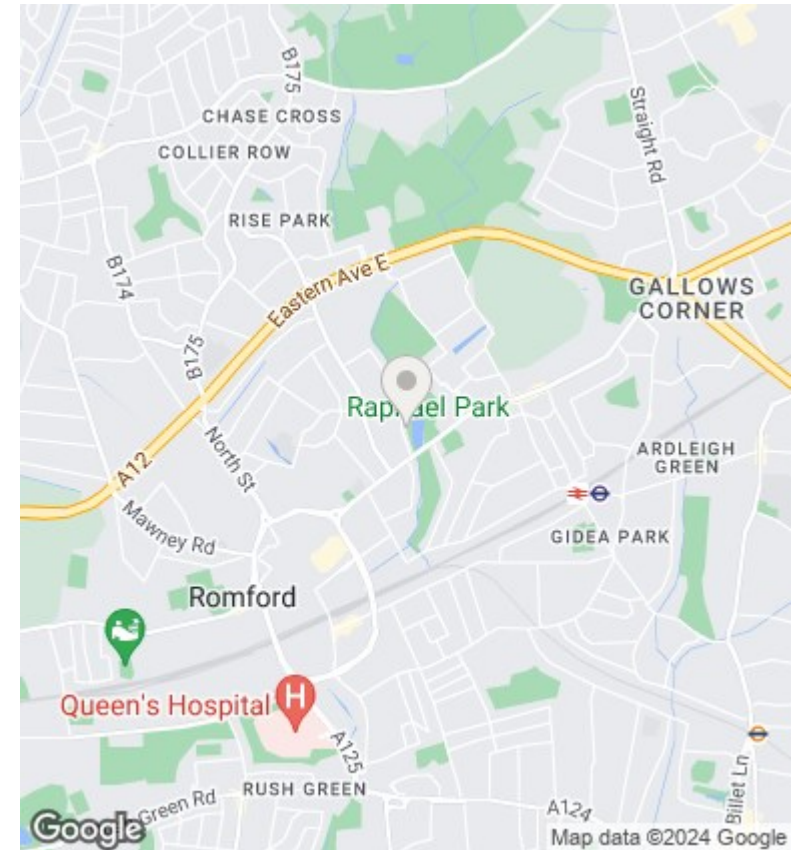
Viewings by arrangement only. Call 01708 202 777 to make an appointment.

Council Tax Band

G

EPC Rating:

D



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	