

# 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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# Lake Rise, Romford RM1

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



Council Tax Band: G



Durden and Hunt welcome to the market this beautifully presented four bedroom home located within a sought after location on the borders of Romford and Gidea Park and overlooking the charming Raphael Park lake.

Internally the expansive, well kept property benefits from a spacious living room, separate dining room and a good sized modern kitchen which all lead to the large family room. This family room opens onto the garden, with floor to ceiling doors, and is currently set up with a bar area ideal for entertaining.

Further, the ground floor is optimised by a separate second kitchen, bathroom, with shower and WC, and a study, which could perhaps be used as a bedroom; offering the opportunity for downstairs living.

On the first floor four bedrooms, two with built in storage, are complemented by a luxurious family bathroom, with freestanding bath and walk in shower.

Externally the rear of the property boasts enviable views of Raphael Park's lake notably from the garden, which features a raised decking area, with steps to the lawn and lighting, and two outbuildings. The owner has advised both outbuildings have power.

The front of the attractive property offers off road parking for multiple cars.

Ideally located for local shops, schools, amenities and Raphael's park it has excellent transport links including the A12, A127, M25 and Gidea Park's Elizabeth Line and Romford's Overground and Elizabeth Line.

Consumer Protection from Unfair Trading Regulations

2008.Misrepresentations Act 1967. Property Misdescriptions Act 1991.

These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts or signing of a tenancy agreement. Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included. On occasion photographs may be owner supplied. On most occasions features and facilities of a property are owner advised and potential buyers/tenants are advised to confirm these. Please note that service charge, ground rent and lease lengths are subject to change, and the information we have supplied was true at time of instruction. References to the tenure, lease length, ground rent and service charges for any property are based on information supplied by the seller, buyers are advised to obtain verification of these stated figures from their solicitor before purchasing. Any mention of planning potential or planning permission is based on the current owners opinion, a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or professional advice, unless otherwise stated. Any reference to distance to stations, amenities or schools are taken from portal estimated distances, buyers are advised to do their own research on distances. Buyers/Tenants must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Durden & Hunt are a proud member of The Property Ombudsmen.



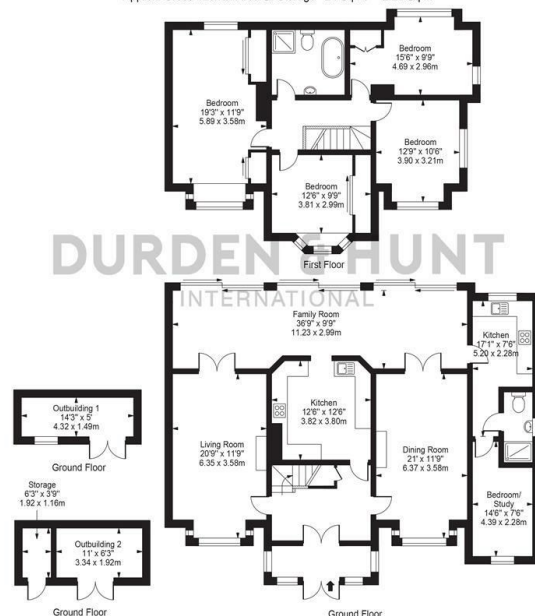








Lake Rise  
 Approx. Total Internal Area 2454 Sq Ft - 227.95 Sq M  
 (Including Outbuilding 1, Outbuilding 2 & Storage)  
 Approx. Gross Internal Area Of Outbuilding 1 69 Sq Ft - 6.44 Sq M  
 Approx. Gross Internal Area Of Outbuilding 2 69 Sq Ft - 6.41 Sq M  
 Approx. Gross Internal Area Of Storage 24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



For Illustration Purposes Only - Not To Scale

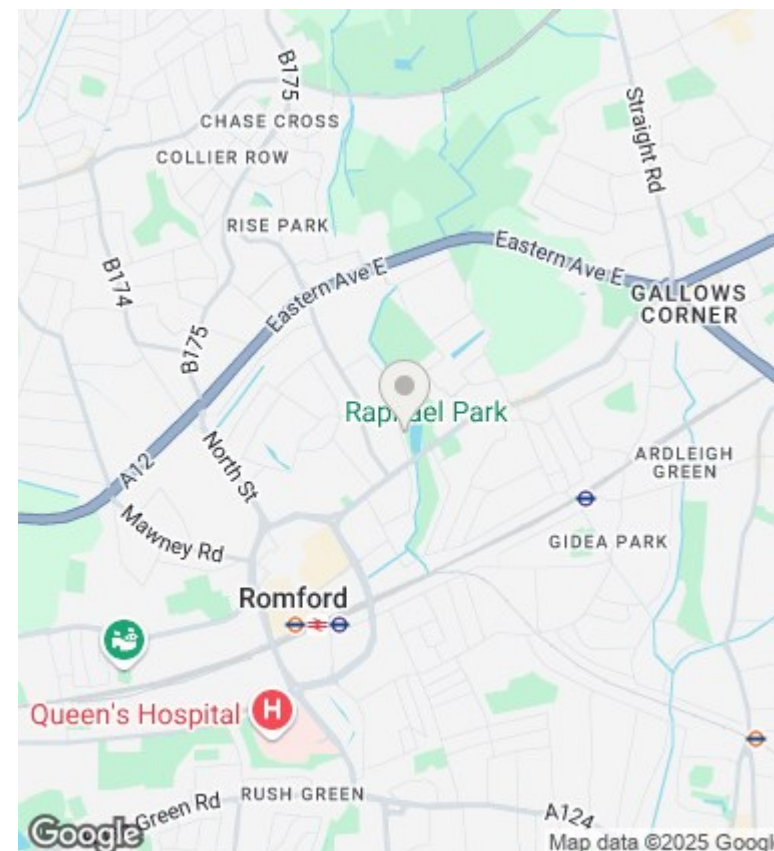
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC