

# DURDEN & HUNT

## INTERNATIONAL



## Lake Rise, Romford RM1

Price Guide £900,000

- Guide Price £900,000 - £950,000
- Large Garden Backing Onto Forest
- Downstairs WC
- Modern Family Bathroom
- Good Transport Links
- Multiple Reception Rooms
- Primary Bedroom With En Suite
- Off Road Parking
- Large Kitchen
- Three Additional Bedrooms

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

[hornchurch@durdenandhunt.co.uk](mailto:hornchurch@durdenandhunt.co.uk)  
<https://www.durdenandhunt.co.uk>



# Lake Rise, Romford RM1

Guide Price £900,000 - £950,000 - Good Transport Links - Off Road Parking - Large Garden Backing Onto Forest - Multiple Reception Rooms - Large Kitchen - Downstairs WC - Primary Bedroom With En Suite - Three Additional Bedrooms - Modern Family Bathroom - Detached Home



Council Tax Band: G



Guide Price £900,000 - £950,000

Boasting a spacious layout and large garden, this four bedroom detached home is a must view.

Upon entry, the property impresses with its spacious living room, adorned with a graceful bay window that floods the room with natural light. The separate dining room, perfect for entertaining guests, exudes elegance and warmth, setting the scene for memorable gatherings.

The heart of the home lies in the large kitchen, which features a charming breakfast bar and offers direct access to the meticulously landscaped garden. Ideal for both meal preparations and casual dining, the kitchen is a haven for culinary enthusiasts seeking functionality and style. A convenient downstairs WC adds practicality to the ground floor layout.

Ascending to the first floor, the property reveals four bedrooms, each offering a tranquil retreat for rest and relaxation. The primary bedroom stands out with its en suite bathroom and built in wardrobes that create a sophisticated dressing area, perfectly blending practicality with luxury. A well appointed family bathroom further enhances the comfort and convenience of this level.

Outside, the property showcases a meticulously designed patio garden, ideal for al fresco dining or simply unwinding amidst the soothing ambience. Steps lead down to an expansive lawn area, providing ample space for outdoor activities or leisurely strolls, making it a versatile sanctuary for both adults and children alike.

Adding to the charm of this charming home is the off road parking at the front, whilst the rear of the property backs onto a forest, offering a peaceful

countryside feel.

Benefitting from a vibrant and well connected location, this property boasts good transportation links, such as Gidea Park and Romford's Elizabeth line, whilst the A127 and M25 provide excellent road connectivity. The area also boasts excellent local amenities, including boutique shops, cafes, and restaurants, as well as green spaces such as Raphael Park and Lodge Farm Park for enjoying the great outdoors.

Contact Durden & Hunt for a viewing!

Council Band G Havering

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



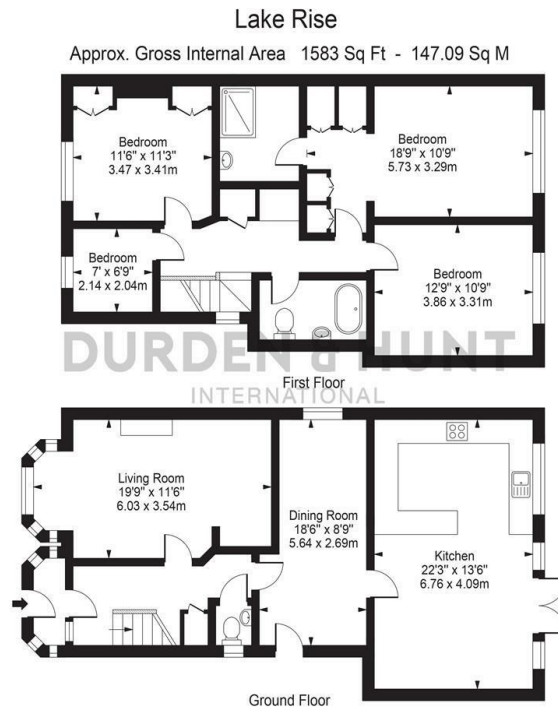
planning potential or planning permission is based on the current owners opinion, a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or professional advice, unless otherwise stated. Any reference to distance to stations, amenities 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.











For Illustration Purposes Only - Not To Scale

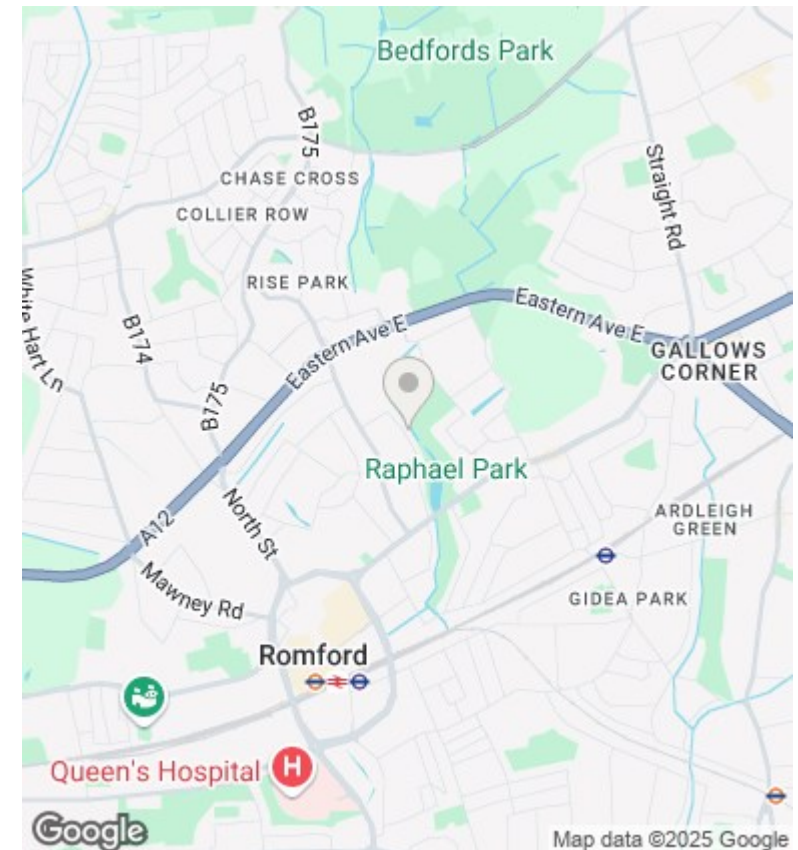
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements 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>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC