



CHALK STREET /

Heather Glen, Rise Park, RM1

£575,000

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 1**

Offered with no onward chain and situated within the sought-after Rise Park area in a quiet residential Cul-De-Sac, this well-presented three-bedroom end of terrace house offers spacious and modern living accommodation, ideal for those seeking a property ready to move straight into.

Upon entering, you are welcomed by a bright entrance hallway with stairs rising to the first floor. To the front, the living room is a generous and inviting space, enhanced by a large bay window allowing for an abundance of natural light.

To the rear, the property opens up into an impressive kitchen/dining room, thoughtfully designed to create a modern open-plan layout. The contemporary kitchen features sleek units, integrated appliances, and a central island, whilst bi-folding doors span the rear elevation, seamlessly connecting the indoor space to the garden, ideal for both everyday living and entertaining.

Upstairs, there are three well-proportioned bedrooms, including two comfortable doubles and a third bedroom suitable for a versatile space such as a home office or dressing room. Completing the first floor is a modern family bathroom, finished with clean lines and neutral tiling.

Externally, the rear garden offers a great balance of patio and lawn space, with ample room for outdoor seating and entertaining. To the rear, a substantial outbuilding provides excellent additional space, perfect for use as a home office, gym, or hobby room.

To the front there is off street parking via the driveway and access to the 21' garage.

Suitably located, the property is within close proximity to local schools, amenities, and excellent transport links, making it an ideal choice for those seeking convenience.

Viewing is highly recommended to fully appreciate the space, condition, and potential this home has to offer.

*In compliance with The Money Laundering Regulations 2017, we are legally obligated to verify the identity of all prospective purchasers. This process requires the review of valid photographic identification and an official proof of address.*

*Should your offer on a property marketed by Chalk Street Estates be accepted, you will be required to complete identity verification through our secure third-party provider, Blinc UK. A non-refundable fee of £15 per purchaser is payable in advance of the verification checks.*

*Please note that a sale cannot be formally agreed, and a memorandum of sale cannot be issued, until all parties have provided valid identification and the verification process has been successfully completed.*





- No Onward Chain
- Three Bedrooms
- End of Terrace House
- Spacious Reception Room
- Open Plan Kitchen / Dining Room
- Off Street Parking
- 21' Garage
- 43' Rear Garden With Outbuilding
- Quiet Cul-De-Sac Location
- Great Transport Links

**According to the vendor:**

Heating: Gas Central Heating  
Broadband: Connected, supplier understood to be Vodafone  
Mobile Coverage: Vendor advises there are no known signal issues  
Sewerage: Mains drainage understood, with no private drainage system advised





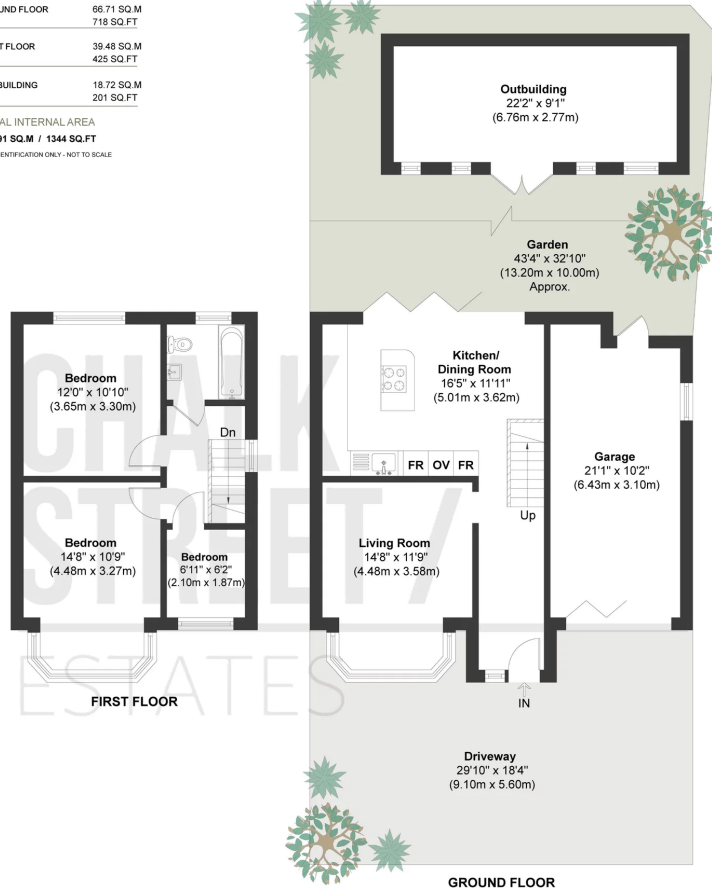
# HEATHER GLEN, ROMFORD



- 3 BEDROOM
- 1 BATHROOM
- 1 RECEPTION ROOM
- 1 GARAGE

GROUND FLOOR	66.71 SQ.M 718 SQ.FT
FIRST FLOOR	39.48 SQ.M 425 SQ.FT
OUTBUILDING	18.72 SQ.M 201 SQ.FT

TOTAL INTERNAL AREA  
**124.91 SQ.M / 1344 SQ.FT**  
FOR IDENTIFICATION ONLY - NOT TO SCALE



THIS FLOOR PLAN HAS BEEN PROFESSIONALLY PREPARED IN ACCORDANCE WITH RICS PROPERTY MEASUREMENT STANDARDS. WHILST EVERY EFFORTS HAS BEEN MADE TO ENSURE ACCURACY, ALL DIMENSIONS, LEVELS, AND TOTAL AREAS ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY. NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MISSTATEMENT. INTERESTED PARTIES SHOULD RELY ON THEIR OWN INSPECTIONS AND MEASUREMENTS.

VISUALS BY  
LUXLENS.CO.UK



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

## Chalk Street Estates - Sales

63-65 Station Lane, Hornchurch, Greater London RM12 6JU

01708 922837

sales@chalkstreet.co.uk

<https://chalkstreet.co.uk/>