



Heather Gardens

Rise Park, Romford, RM1 4SS

Guide Price £575,000

Freehold

- SEMI DETACHED L SHAPE BUNGALOW
- TWO DOUBLE BEDROOMS
- CONSERVATORY
- 75' REAR GARDEN
- OFF STREET PARKING
- EXCELLENT POTENTIAL TO EXTEND (STSP)
- EPC – AWAITING EPC



For more information or an appointment to view

01708 748956 or info@accordhomes.co.uk

* * * GUIDE PRICE: £450,000 TO £475,000 * * *

Ideally located within the Heathers area of Rise Park and being within a short stroll of local amenities and transport links is the semi detached bungalow. Offering excellent potential to extend to either the rear or into the loft space (STSP) the current adaptable accommodation currently provides a fine lounge, conservatory, kitchen, two double bedrooms and a shower room/WC. Externally, the property provides a 75' rear garden and there is off street parking to the front. Viewing is highly recommended to fully appreciate this property that is offered with no onward chain.

Entrance Hall

Accessed via a recessed entrance porch, part opaque glazed entrance door, built in storage cupboard, radiator, access to loft area, fitted carpet.

Lounge 16' 1" x 12' 0" (4.89m x 3.65m)

Double glazed bay window to front, period feature fireplace with marble effect insert and matching hearth with fitted gas coal effect fire, coved cornice to ceiling, radiator, fitted carpet.

Kitchen 11' 0" x 6' 4" (3.36m x 1.94m)

Glazed door and window to rear, a range of medium oak effect wall and base level units incorporating glazed display cabinets and open ended display units, ample roll edged work top surfaces with inset single drainer sink unit and mixer tap, recess for free standing cooker with extractor hood over, further recess and plumbing for free standing appliances, wall mounted boiler serving domestic hot water and central heating system, coved cornice to ceiling, radiator, tiled walls, vinyl floor covering.

Conservatory 18' 5" x 8' 6" (5.62m x 2.60m)

Double glazed sliding patio doors giving direct access to garden, double glazed windows to three elevations and opaque glazed roofing, two radiators, carpet tiled flooring.

Bedroom One 12' 6" x 9' 11" (3.81m x 3.01m)

Double glazed box bow window to front, range of fitted wardrobes to two walls and incorporating a bed bridging unit, coved cornice to ceiling, radiator, fitted carpet.

Bedroom Two/Dining Room

Window to rear, coved cornice to ceiling, radiator, fitted carpet.

Shower Room 7' 3" x 5' 9" (2.21m x 1.76m)

Opaque window to rear, a modern white suite comprising of a pedestal wash hand basin, low level WC and large walk in shower cubicle with an independent thermostatically controlled shower, majority tiled walls, built in corner vanity unit, coved cornice to ceiling, radiator, fitted carpet.

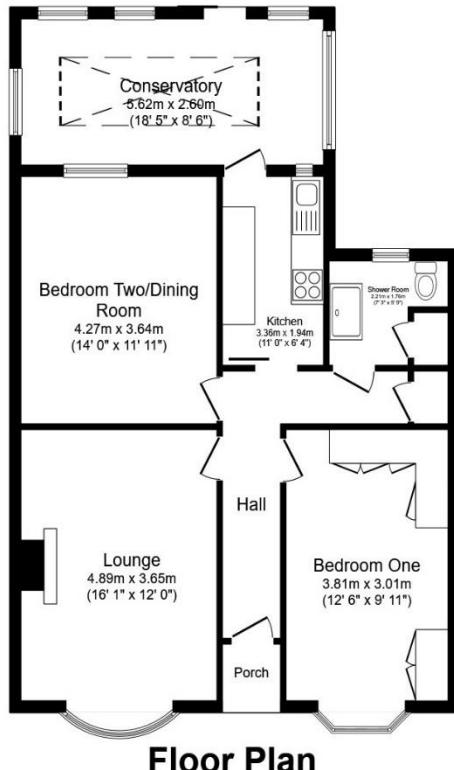
Rear Garden

Measuring approximately 75' in length the rear garden commences with a central paved patio that is bordered by an ornamental rockery, the remainder is laid mainly to lawn framed by personal path to either side, the garden is well screened by mature ever greens, timber built shed to remain, personal side access via secure gate.

Frontage

The front garden comprises of two small lawn areas with central personal path, flower and shrub beds and paved area providing off street parking.

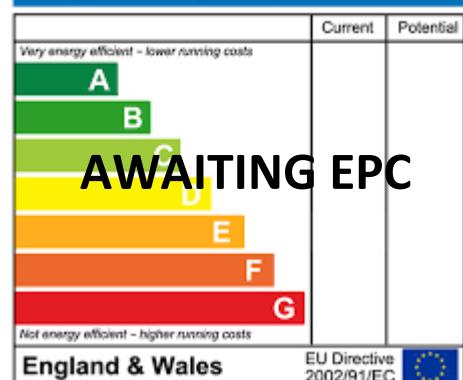




Total floor area 87.7 sq.m. (944 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Energy Efficiency Rating



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.