



Heather Drive

Rise Park, Romford, RM1 4SP

Guide Price £425,000

Freehold

- AN EXTENDED SEMI DETACHED BUNGLAOW
- TWO DOUBLE BEDROOMS
- EXTENDED LIVING ROOM
- SEPARATE DINING ROOM
- CONSERVATORY
- BEAUTIFULLY MAINTAINED 75' REAR GARDEN
- OFF STREET PARKING
- NO ONWARD CHAIN
- EPC - D



For more information or an appointment to view

01708 748956 or **info@accordhomes.co.uk**

*** * * GUIDE PRICE £425,000 TO £450,000 * * ***

Ideally located within The Heathers, an extremely popular area of Rise Park is this well presented and previously extended semi detached bungalow. The deceptively spacious accommodation includes a through lounge/living room, separate dining room open to kitchen, conservatory, two double bedrooms and shower room. Externally the property offers a beautifully maintained 75' rear garden along with off street parking to the front. Viewing is highly recommended to appreciate this excellent bungalow that is offered with no onward chain.

Entrance Porch

Double glazed and lead light entrance door, fitted carpet, further opaque glazed door to:

Entrance Hall

Coved cornice to ceiling with access to loft area, double radiator, built in airing cupboard, fitted carpet.

Living Room 21' 9" x 11' 10" (6.64m x 3.60m)

Double glazed double doors with matching full height side lights leading directly to garden, double glazed window to side, wooden fire surround with fitted gas log effect fire, coved cornice to ceiling, two radiators, wall light points, fitted carpet.

Dining Room 14' 0" x 11' 4" (4.26m x 3.46m)

Coved cornice to ceiling with central ceiling rose, recessed fire place, built in storage cupboard, radiator, fitted carpet, open plan to:

Kitchen 12' 7" x 10' 1" (3.84m x 3.07m)

Window to rear along with multi pane door to rear, range of medium oak wall and base level units including drawer stack units, larder style cabinets and open display cabinets, ample roll edged work top surfaces, inset stainless steel one and a half bowl sink unit with mixer tap, integrated four ring gas hob with extractor canopy over, a mid height integrated double oven and recess for low level fridge and washing machine, tiled splashback, beamed ceiling, radiator, vinyl floor covering.

Conservatory 12' 3" x 7' 5" (3.74m x 2.27m)

Full height double glazed windows to three elevations with double glazed sliding doors to rear, double glazed roofing, fitted carpet.

Bedroom One 12' 7" x 10' 2" (3.83m x 3.11m)

Double glazed lead light window to front, coved cornice to ceiling, radiator, fitted carpet.

Bedroom Two 11' 6" x 10' 0" (3.50m x 3.04m)

Double glazed lead light bay window to front, double radiator, fitted carpet.

Shower Room 8' 5" x 6' 7" (2.57m x 2.00m)

Opaque double glazed window to side, fully tiled walls, white suite comprising of low level WC, pedestal wash hand basin and step through shower bath with mixer tap and shower attachment, built in low level storage, two radiators, concealed wall mounted boiler, vinyl floor covering.

Rear Garden

The rear garden measures approximately 75' in length and commences with an immediate full width patio with raised flower borders, the remainder is laid predominately to lawn with an abundance of well stocked flower and shrub borders, greenhouse and timber built shed are to remain, personal side access to front.

Frontage

The frontage has been attractively block paved with small retaining wall and provides ideal off street parking.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan

Total floor area 99.0 sq. m. (1,066 sq. ft.) approx

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

