



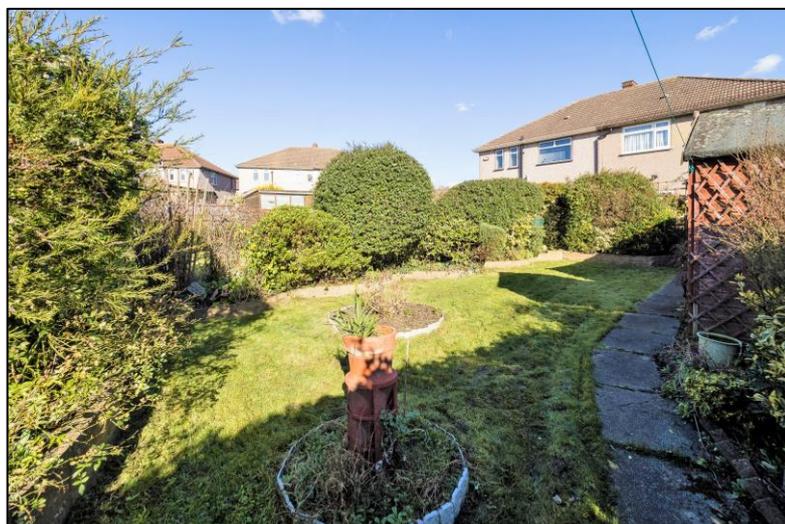
Spey Way

Rise Park, Romford, RM1 4YS

Guide Price £425,000

Freehold

- SEMI DETACHED 'JACKSON BUILT' HOUSE
- TWO RECEPTION AREAS
- KITCHEN/BREAKFAST ROOM
- THREE GOOD SIZE BEDROOMS
- BATHROOM & SEPARATE WC
- DETACHED GARAGE
- EPC – (AWAITING EPC)



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 heart of the Rise Park Estate that is only a short bus ride away from Romford town centre and mainline station is this semi-detached 'Jackson' built house. The generous accommodation includes a fine lounge, separate dining area and kitchen to the ground floor with three excellent size bedrooms and shower room with separate WC to the first. Externally there is a delightful rear garden measuring approximately 70' in length along with a detached garage. Viewing is highly recommended to appreciate the potential of this ideal family home that is offered with no onward chain.

Recessed Entrance Porch

Brick arched entrance porch with opaque double glazed window to side, quarry tiled flooring, part opaque double glazed lead light and stained entrance door with opaque double glazed side light into:

Entrance Hall

Opaque double glazed window to side, stairs rising to first floor with storage cupboard under, coved cornice to ceiling, double radiator, fitted carpet.

Lounge Area 13' 11" x 13' 3" (4.25m x 4.05m)

Double glazed bow window with lead light and stained transoms to front, feature stone effect fireplace with matching hearth, wooden mantle and dual display plinths to either side with fitted gas coal effect fire, coved cornice to ceiling, double radiator, fitted carpet, open to:

Dining Area 10' 11" x 9' 4" (3.34m x 2.84m)

Double glazed window to rear, double radiator, coved cornice to ceiling, fitted carpet, door to:

Kitchen/Breakfast Room 10' 9" x 9' 11" (3.28m x 3.01m)

Part double glazed door with double glazed side window to rear with a further opaque double glazed window to side, a range of wall and base level units incorporating a drawer stack unit and larder style unit with ample roll edged work top surfaces over, inset single drainer sink unit with mixer tap, recess for free standing cooker with extractor over, further recess for fridge freezer and washing machine, wall mounted boiler serving domestic

hot water and central heating system, small breakfast bar with stools, tiled walls, coved cornice to ceiling, fitted carpet.

First Floor Landing

Opaque double glazed window to side, coved cornice to ceiling with access to loft area, fitted carpet.

Bedroom One 13' 6" x 11' 7" (4.12m x 3.54m)

Double glazed window with lead light and stained transoms to front, coved cornice to ceiling, radiator, fitted carpet.

Bedroom Two 11' 7" x 11' 8" + fitted wardrobes (3.53m x 3.56m)

Double glazed window to rear, range of fitted wardrobes to one wall, radiator, coved cornice to ceiling, fitted carpet.

Bedroom Three 7' 10" x 8' 9" + fitted wardrobes (2.38m x 2.66m)

Double glazed window with lead light and stained transoms to front, range of built in storage cupboards to one wall, radiator, coved cornice to ceiling fitted carpet.

Shower Room

Opaque double glazed window to rear, a modern white suite comprising of a large glazed enclosed shower cubicle with thermostatically controlled shower and pedestal wash hand basin with mixer tap, tiled walls, radiator, vinyl floor covering.





Separate WC

Opaque double glazed window to rear, modern low level WC, half tiled walls, vinyl floor covering.

Rear Garden

Measuring approximately 70' in length this south facing rear garden commences with an immediate enclosed private patio area with raised flower and shrub beds, the remainder is laid predominantly to lawn with central flower bed and well stocked flower and shrub borders with some mature evergreens providing ideal screening, timber built shed to remain, personal side access along with personal door to:

Garage 20' 0" x 8' 8" (6.10m x 2.63m)

Approached via shared driveway to the side of the property, double doors to front, power and lighting supplied, personal door to garden.

Front Garden

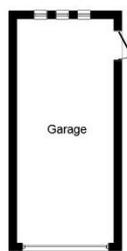
A contained front garden with a small lawn area bordered by flower and shrub beds along with personal pathway.



Ground Floor



First Floor



Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			87
			EU Directive 2002/91/EC

Total floor area 117.0 sq. m. (1,259 sq. ft.) approx

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

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.