



Dee Way

Rise Park, Romford, RM1 4XA

Guide Price £525,000

Freehold

- AN EXTENDED SEMI DETACHED FAMILY HOME
- THROUGH LOUNGE
- SEPARATE SITTING ROOM
- KITCHEN/BREAKFAST ROOM
- THREE GOOD SIZE BEDROOMS
- ATTACHED GARAGE
- 110' SOUTH WESTERLY REAR GARDEN
- NO ONWARD CHAIN
- EPC - F



For more information or an appointment to view

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

* * * GUIDE PRICE: £525,000 TO £550,000 * * *

Situated within one of the most desirable locations within the heart of Rise Park is this previously extended semi detached family home. Although requiring some updating, the property offers deceptively spacious accommodation that includes a through lounge with separate sitting room and kitchen/breakfast room to the ground floor and three good size bedrooms and family bathroom to the first. Externally, the property has a 110' south westerly rear garden, an attached garage and ample off street parking to the front. There is excellent potential to extend further by way of a double story side addition (STSP). Viewing is highly recommended to fully appreciate the potential of this excellent family home in a highly desirable location that is offered with no onward chain.

Entrance

Canopied entrance porch, double glazed Georgian style entrance door with dual matching side lights, further part opaque glazed door into:

Entrance Hall

Stairs rising to first floor with storage cupboard under, double radiator, plaster display niche, fitted carpet.

Lounge/Diner 26' 5" x 11' 1" (8.04m x 3.38m)

Double glazed Georgian style bow window to front, double glazed sliding doors to rear, feature York stone recessed fire place with tiled hearth and display plinth to one side, two double radiators, coved cornice to ceiling, fitted carpet.

Kitchen/Breakfast Room 10' 11" x 9' 1" (3.34m x 2.78m)

Opaque double glazed window to rear, opaque double glazed door to flank and a further small double glazed window to side, a comprehensive range of wall and base level units including drawer stack unit, ample roll edged work top surfaces with inset stainless steel single drainer sink unit and mixer tap, integrated gas hob with extractor over and mid height double oven, recess for fridge freezer, tiled walls in plain and patterned ceramics, floor mounted boiler serving hot water and central heating, vinyl floor covering.

Sitting Room 13' 9" x 9' 7" (4.19m x 2.92m)

Full width double glazed sliding patio doors over looking the rear garden, further double glazed window to side, double radiator, coved cornice to ceiling, fitted carpet.

First Floor Landing

Feature opaque double double glazed arched window to side, attractive glazed balustrade, coved cornice to ceiling with access to loft area, fitted carpet.

Bedroom One 13' 7" x 9' 9" + fitted wardrobes (4.14m x 2.96m)

Double glazed Georgian style window to front, range of quality mirror fronted fitted wardrobes to one wall, radiator, coved cornice to ceiling, wall light points, fitted carpet.

Bedroom Two 11' 11" x 9' 4" (3.64m x 2.84m)

Double glazed Georgian style window to rear, two double fitted wardrobes to one wall, radiator, coved cornice to ceiling, fitted carpet.

Bedroom Three 9' 0" x 9' 0" (2.75m x 2.74m)

Double glazed Georgian style window to rear, built in airing cupboard, radiator, fitted carpet.

Family Bathroom 6' 1" x 5' 10" (1.85m x 1.79m)

Opaque double glazed window to side, coloured suite comprising of panelled bath with independent shower over, pedestal wash hand basin and low level WC, fully tiled walls in plain and patterned ceramics, double radiator, fitted carpet.





Rear Garden

This south westerly facing rear garden measures approximately 110' in length, commencing with an immediate paved patio with ornamental fish pond, the remainder is predominantly to lawn with borders, timber built shed to remain, brick built storage to side of property along with personal access to:

Attached Garage 17' 3" x 8' 4" (5.26m x 2.53m)

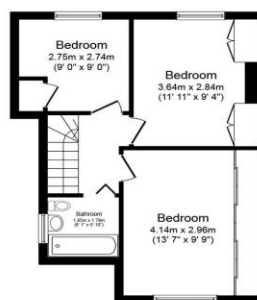
Up and over door, power and lighting, personal door to rear.

Frontage

Attractively block paved to provide both independent drive to garage and additional off street parking



Ground Floor



First Floor

Total floor area 121.0 sq. m. (1,302 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		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	35	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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.