



Dee Way, Rise Park, RM1

Offers Over **£650,000**

Bedrooms: 4 | Bathrooms: 1 | Receptions: 1

*****GUIDE PRICE £650,000 - £675,000*****

Situated along a picturesque turning within the Rise Park area of Romford is this beautifully presented and spacious four bedroom detached house.

Upon entering the home, you are greeted with a welcoming entrance hallway with stairs rising to the first floor with handy understairs storage cupboard.

Positioned at the front of the home, drawing light from the large bay window, is the principal reception room. Measuring 14' x 10'5", the room is beautifully presented with neutral tones, deep skirtings, decorative cornice and luxury carpets under foot.

Flowing seamlessly through to the rear of the home, the dining room enjoys French patio doors overlooking the rear garden which flood the area with an abundance of natural light. The room is well presented and features such as centre fireplace, decorative cornice, deep skirtings, much like the lounge.

The stylish kitchen comprises numerous wall and base units, ample worktop space, and room for essential appliances. From here a single patio door opens onto the rear.

Located at the front of the home is the handy office.

Rounding off the ground floor footprint is the W/C.

Heading upstairs, there are three sizeable double bedrooms and further single. All four bedrooms are well presented, with the largest boasting ample fitted wardrobes.

Completing the internal layout is the four-piece family bathroom.

Externally, to the front there is off street parking via the large driveway and a shared driveway which leads to the garage (15'9 x 8') and side access.

The south-west facing rear garden measures 91' and commences with a beautiful patio whilst the remainder is laid to lawn, adorned with various planting and shrubbery throughout. At the base of the garden there is a large workshop (23'10 x 9'7) and a summerhouse (11'6 x 7'4).

Viewing is highly recommended to fully appreciate this charming family home.



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- Four Bedrooms
- Detached House
- Beautifully Presented Throughout
- Spacious Through Lounge
- Off Street Parking
- Side Access & Garage
- 91' South-West Facing Rear Garden
- Workshop & Summer House
- Walking Distance To Rise Park Play Area
- Excellent Transport Links

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Approximate Area = 1349 sq ft / 125.3 sq m
 Limited Use Area(s) = 50 sq ft / 4.6 sq m
 Garage = 127 sq ft / 11.7 sq m
 Outbuilding = 314 sq ft / 29.1 sq m
 Total = 1840 sq ft / 170.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Chalk Street Estates Limited. REF: 1197940



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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