



Rise Park Boulevard, Rise Park, RM1

From £800,000

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

Upon entering the home, via the enclosed porch, you are greeted with a welcoming entrance hallway and stairs rising to the first floor.

Drawing light from the large bay window to the front elevation, the reception room measures 14'10 x 11'5. Beautifully presented with modern tones, further features include deep skirtings, fitted blinds, luxury carpet underfoot and a large window overlooks the open plan kitchen / breakfast / dining area and enhances the feeling of space.

The dining room measures 12'3 x 11'4 and is wonderfully presented with a neutral palette and tiled flooring underfoot.

Spanning the rear of the home, situated within the rear extension, is the open plan kitchen / breakfast / dining room. The stylish kitchen comprises numerous wall and base units, a centre breakfast island, an abundance of worktop space, and various integrated appliances. The spacious area measures 21'2 x 18'8, creating the perfect space for modern family living with a Bluetooth sound system adding further ambiance. The bi-folding patio doors and two overhead sky lanterns flood the entire space with an abundance of natural light.

Positioned off such is the utility room with additional worktop space and storage units.



Denotes restricted head height

Ground Floor

- Garden Area: 224 (19.15) x 278 (25.35)
- Reception Room: 27'2 (8.29) m x 18'0 (5.49) m
- Living Room: 22'5 (6.85) m x 14'4 (4.40) m
- Dining Room: 12'3 (3.78) m x 11'9 (3.60) m
- Kitchen: 11'0 (3.35) m x 10'0 (3.05) m
- Utility: 6'6 (2.03) m x 5'6 (1.68) m
- Garage: 17'11 (5.20) m x 7'11 (2.16) m

First Floor

- Bedroom 1: 11'10 (3.40) m x 10'0 (3.05) m
- Bedroom 2: 11'10 (3.40) m x 10'0 (3.05) m
- Bedroom 3: 11'10 (3.40) m x 9'9 (2.97) m
- Bedroom 4: 12'0 (3.66) m x 9'7 (2.93) m
- Bathroom: 6'6 (2.03) m x 5'6 (1.68) m

Outbuilding

- Garden Room: 21'8 (6.61) m x 12'0 (3.66) m

Summary:

- Line Use Area: 61 sq ft / 7.5 sq m
- Garage: 156 sq ft / 14.4 sq m
- Outbuilding: 313 sq ft / 29 sq m
- Total: 2399 sq ft / 222.6 sq m

For identification only - Not to scale

CHALK STREET

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- A modern living room with a curved purple velvet sofa, a matching ottoman, and a large window with horizontal blinds. The room features a grey carpet, a white wall, and a modern chandelier. A text overlay at the bottom reads "CHALK STREET / ESTATES".

