Lake Rise, Romford, RM1

BUTLER & STAG

- Three Bedroom Semi Detached Family Home
- Separate Formal Reception Room
- Outbuilding/Home Office
- Off-Street Parking For Three Vehicles
- Open Plan Kitchen/Diner
- Integral Garage & Utility Room
- Beautifully Presented Rear Garden
- Planning Permission Approved For A Two Storey Side & Rear Extension

Holding a position on arguably one of Gidea Park's most prestigious turnings whilst backing onto the Raphael's park, Lake Rise really is a families dream for convenience with both Gidea Park/Romford Rail Stations both only a brisk walk away, alongside Romford's vibrant Town centre too.

Freehold

Spanning over three floors the property offers in excess of 1800 sq ft of living space, this spacious three bedroom semi-detached home has been tastefully updated & remodelled by its current occupiers in their time of ownership to create a wonderful free flowing entertaining home. The ground floor consists of a central entrance hall offering access to all aspects of this level including the formal reception room with a feature electric fire place. Following on, is the striking open plan kitchen/diner which simply is the heartbeat of the home with a central island with the added bonus of Bosch oven/hob integrated appliances and a Beko fridge. The kitchen also leads itself to offer uninterrupted views over the rear garden & Raphael's park. Completing the ground floor, accessed via the entrance hall is the integral garage and W/C.

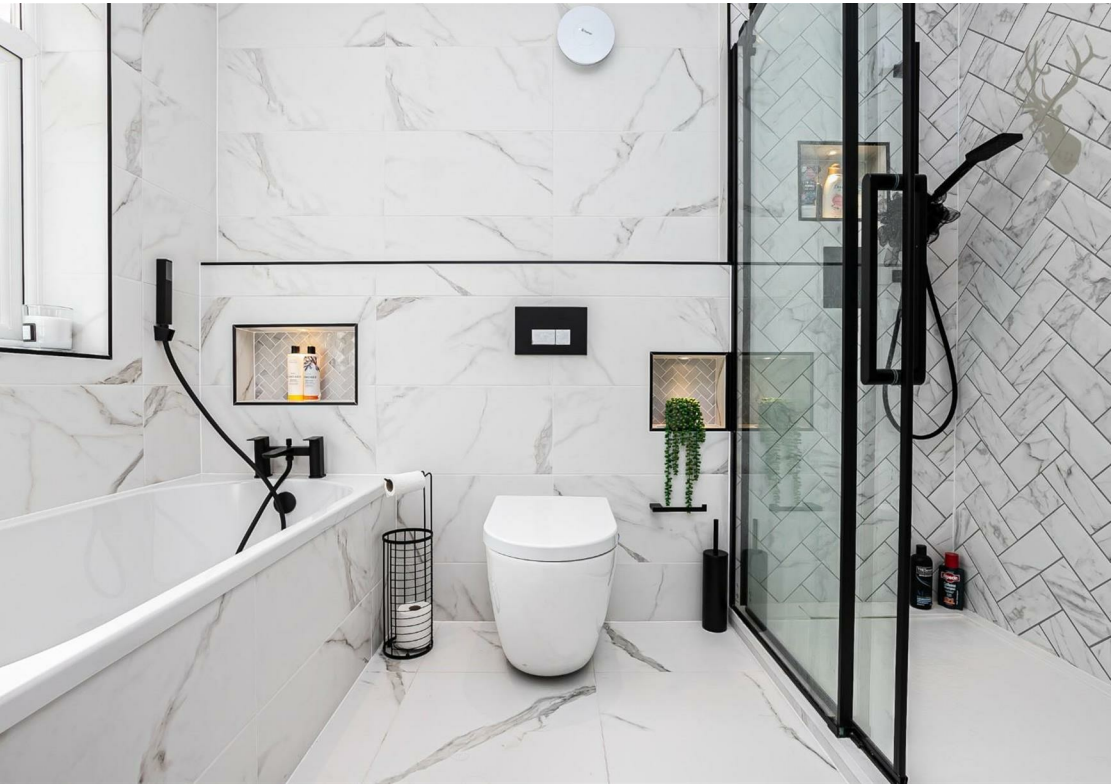
To the first floor, there are three generous sized bedrooms all with bespoke fitted wardrobes. Accompanying this floor is the immaculate family bathroom with separate standing shower.

Externally, the garden comprises of two block paved patio's, the first which is met from steps leading down from the kitchens access, the remainder of the garden is then laid to artificial lawn with sleepers bordering the boundary & a range of established planted palms. The second of the two patio's resides to the rear of the garden offering a great spot for al fresco dinning, whilst also sharing the patio is the wonderful outhouse office/bar/games room. The property holds a huge amount of storage throughout, including its very own basement with three separate rooms offering its next owners the potential of converting this area into something really special.

Romford Town Centre offers many High Street Shops and Department Stores with ample car parking facilities plus the vibrant Romford Market. Leisure facilities are numerous with the nearby Brewery Complex which has many restaurants, bars and family friendly chains including a multi screen cinema complex and ten pin bowling. Sapphire Ice & Leisure Centre offers top quality gym facilities, large swimming pool and ice rink. Raphael Park has a beautiful large lake, sports facilities, restaurant/café and play site.

Full planning permission has been granted for the following - A single storey front extension, a part single storey and part two storey side and rear extension including an external staircase at the rear & a loft extension. All plans are attached to view alongside visiting the Havering planning portal website & using the reference number P1362.21.

Council- Havering
Tax Band- E



Lake Rise, RM1

Approx. Gross Internal Area(Including Garden Room) 1810 Sq Ft - 168.15 Sq M
Approx. Gross Internal Area(Excluding Garden Room) 1729 Sq Ft - 160.62 Sq M

Ground Floor
Floor Area 483 Sq Ft - 44.87 Sq M

Middle Floor
Floor Area 749 Sq Ft - 69.58 Sq M

Top Floor
Floor Area 497 Sq Ft - 46.17 Sq M

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

lpaplus.com

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

BUTLER & STAG

01992 667666

4 Forest Drive, Theydon Bois, Essex, CM16 7EY

theydon@butlerandstag.com

www.butlerandstag.uk