



Rise Park Guide Price £550,000-£575,000





## The Property

This beautifully presented and extended three-bedroom chalet bungalow offers spacious accommodation, ideal for modern family living.

At the heart of the home is a generous kitchen/breakfast room, providing direct access to the rear garden—perfect for everyday living and entertaining. The bright and airy lounge/dining area also features patio doors opening onto the garden, creating a seamless indoor-outdoor space.

The property enjoys a stunning rear garden, complete with a patio area ideal for al fresco dining during the warmer months. Beyond, the home benefits from an attractive open outlook across school playing fields, enhancing both privacy and the sense of space.

The ground floor comprises two well-proportioned double bedrooms, served by a contemporary shower room. Upstairs, the master bedroom offers a peaceful retreat, complete with its own en-suite bathroom.

Additional features include gas central heating and double glazing throughout. To the front, the property provides off-street parking, along with a shared driveway leading to a detached garage.

An early viewing is highly recommended.

Council Tax Band E

E.P.C. rating D

*Well presented 3 double bedroom chalet bungalow.*

**FOR FURTHER DETAILS AND TO ARRANGE A VIEWING CALL: 01708 457916**





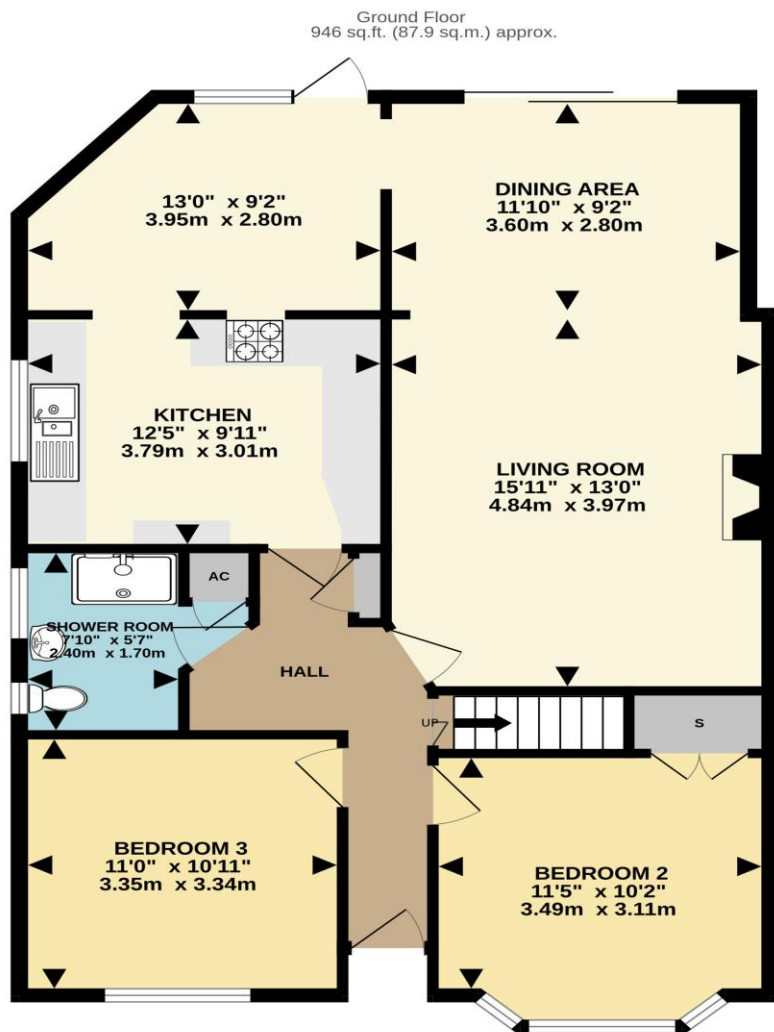
## Location

Within reasonable distance to the picturesque rural village of Havering-atte-Bower with its traditional village green, a local cricket club and pubs together with riding stables the village is surrounded by countryside and woodland yet there is also the advantage of easy access for commuters to Romford BR station into London Liverpool Street with the Elizabeth line together with close proximity to the M25 and A12.

Historically, Romford was a market town in Essex and over more recent times has significantly expanded and offers extensive retail, entertainment, and leisure facilities, all close to hand.

In addition, there are good green areas close by with local parks such as Ralphael Park with its lake and restaurant and the advantage of several Golf Clubs.





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TOTAL FLOOR AREA : 1268 sq.ft. (117.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             | 60 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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**Hilbery Chaplin**  
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