



130
Hilbery
Chaplin
FOR SALE
01708 457916

Rise Park Offers Over £575,000

ESTABLISHED 1894
Hilbery
Chaplin



Four-bedroom detached chalet bungalow

This well-presented four-bedroom detached chalet bungalow is situated in a quiet cul-de-sac location and is offered with no onward chain.

Although requiring some modernisation, the property offers generous and versatile accommodation throughout. The deceptively spacious entrance hallway provides ample room for use as a study area. To the rear, a bright and airy L-shaped lounge/dining room overlooking the garden, complemented by an additional reception room offering flexible living space. The ground floor also benefits from a kitchen/breakfast room, a double bedroom, and a family bathroom. To the first floor, there are three further well-proportioned bedrooms served by a shower room. Additional features include extensive double glazing and gas central heating.

Externally, the property boasts a mature rear garden, a garage, and off-street parking to the front. Ideally located within close proximity to Rise Park, Risebridge Golf Course, as well as local shops and schools, this home offers excellent potential in a sought-after residential setting.

Council Tax Band F

E.P.C. rating F

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



Location

Tay Way, RM1 4XP is situated in a quiet residential pocket of Romford, within the London Borough of Havering. Located to the north of Romford town centre.

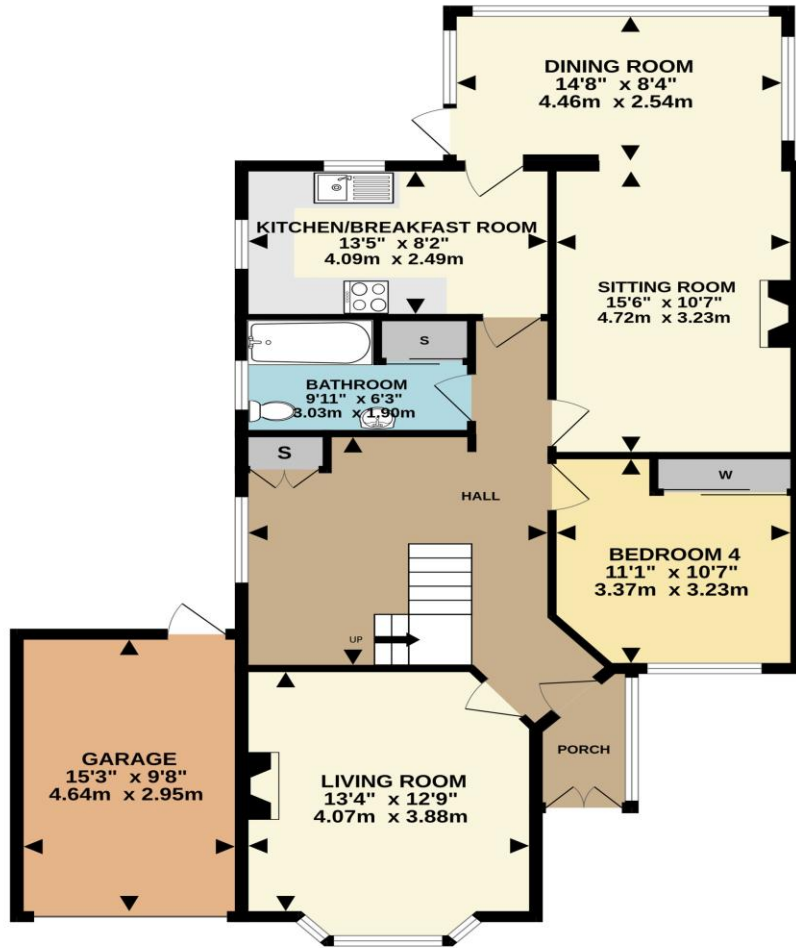
It is particularly appealing to families and commuters seeking a peaceful neighbourhood while remaining close to excellent local amenities.

Residents benefit from convenient access to Romford's vibrant town centre, which provides a wide range of shops, restaurants, leisure facilities and everyday essentials. Excellent transport links, including rail services from Romford railway station, offer direct connections into central London, making the area ideal for professionals.

Nearby parks and green spaces further enhance the location, creating a balanced lifestyle that combines suburban tranquillity with urban convenience.



Ground Floor
1118 sq.ft. (103.9 sq.m.) approx.



1st Floor
436 sq.ft. (40.5 sq.m.) approx.



epcsinessex

TOTAL FLOOR AREA : 1555 sq.ft. (144.4 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 an omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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		75 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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