



### 3 bed detached house to buy in

Deveron Way, Rise Park, Romford, Essex,  
RM1 4UL

**£385,000** Starting Bid

 x 3  x 1

Tenure

**Freehold**

### Property features

- ✓ POTENTIAL TO EXTEND (Subject to local planning)
- ✓ POPULAR LOCATION OF RISE PARK
- ✓ Being sold via 'Secure Sale'
- ✓ Immediate 'exchange of contracts' available
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Located in the popular Rise Park area of Romford, this detached house offers an opportunity for those looking to invest. The property features three bedrooms spread over two floors, with scope for extension subject to local planning permissions. It is being sold via 'Secure Sale', which means immediate exchange of contracts is possible, making it an attractive option for cash investors.

The house is conveniently situated with excellent road links, providing easy access to the A12, A127, and M25. This makes it a practical location for commuting or exploring the surrounding areas. Rise Park is known for its community vibe and proximity to local amenities, enhancing the appeal for families and investors alike.

Priced at a starting point of £405,000, this property presents an average market value with significant potential for future growth. Don't miss out on this chance to invest in a property with room to expand in a well-regarded neighbourhood. Contact us today to learn more and secure your interest.

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £385,000

Property Type: Detached House

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid


Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>	53	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

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Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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