



MAIN ROAD, GIDEA PARK

**** GUIDE PRICE £700,000 TO £750,000 **** No Onward Chain | Substantial Semi-Detached Home | Four Large Bedrooms | Two Generous Reception Rooms | Kitchen | Own Driveway Providing Off-Street Parking | Garage | Close to High Street and Railway Station |



SSTC

CHARLES STRATTON
ESTATE AGENTS



**** NO ONWARD CHAIN ****

Substantial Four Bedroom Semi-Detached home situated within Gidea Park, just a short distance from the High Street and Crossrail Elizabeth Line to London Liverpool Street and its imminent connections across Central London to London Heathrow Airport.

The property is approached by mainly paved front gardens which provide generous off-street parking and own driveway to garage. Accommodation commences with a spacious Entrance Hall with doors which lead to two generous Reception Rooms, Kitchen, and an internal door providing access to the Garage.

To the first floor there are Four Bedrooms, all of which are spacious and well proportioned, Bathroom W.C. and a further separate W.C. To the rear there are established gardens measuring approximately 94' X 32'.

This property is ideal for someone looking to extend and enhance the existing accommodation, which has been reflected in the asking price, therefore an internal inspection at your earliest opportunity comes highly recommended.

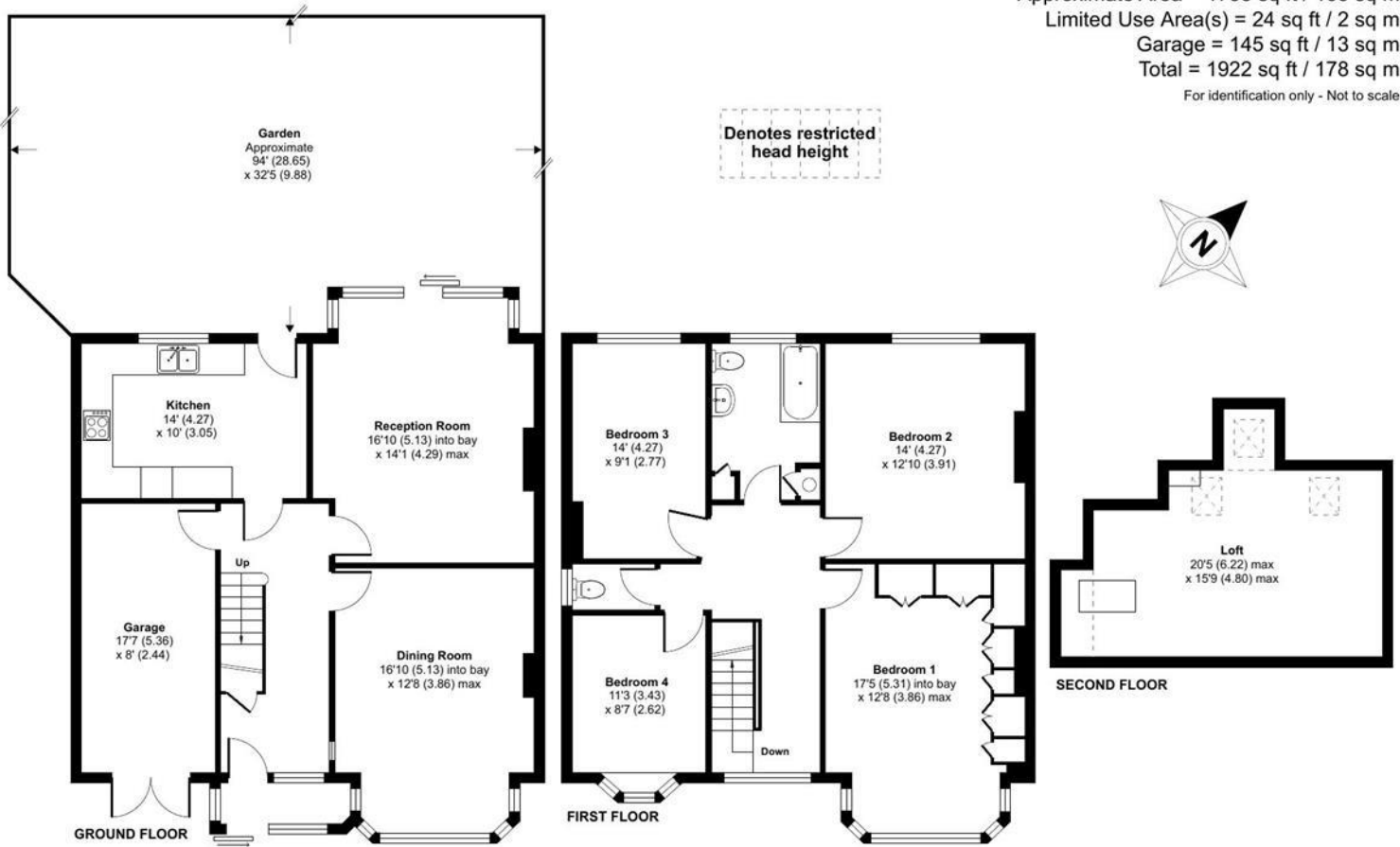
Council Tax Band: F
Tenure: Freehold





Main Road, Romford, RM2

Approximate Area = 1753 sq ft / 163 sq m
 Limited Use Area(s) = 24 sq ft / 2 sq m
 Garage = 145 sq ft / 13 sq m
 Total = 1922 sq ft / 178 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrlchem 2022. Produced for Charles Stratton Estates Ltd. REF: 910289

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
92-100 A		92-100 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
39-54 E		39-54 E	
21-38 F		21-38 F	
1-20 G		1-20 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales	England & Wales	England & Wales	England & Wales

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.
 The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂).

Viewing by appointment only
 Charles Stratton Estates Ltd

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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitments are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.