



WARWICK GARDENS, GIDEA PARK

Substantially Extended 3/4 Bedroom Bay Fronted Semi Detached Home | Approximately 1684 Sq. Ft. | Pleasant Cul-De-Sac Position | Three First Floor Bedrooms | First Floor Bathroom W.C. | Two Receptions plus Annexe Accommodation including Shower Room W.C. | Kitchen/Diner | Large Garden 105' X 70' max |

Freehold | Substantially Extended Semi Detached Home EPC D



SSTC

CHARLES STRATTON
ESTATE AGENTS



Situated in a pleasant Cul-De-Sac position within close proximity of Gidea Park's Railway Station situated on the Crossrail Elizabeth Line is the Bay Fronted Semi Detached Home. The property occupies a generous plot having a spacious rear garden and has been extended to provide excellent living space, with potential to further enhance the property subject to the usual planning consents.

There is off street parking to the front, with an electric charging point, and access to a further parking area to the side of the property.

The property is entered via the front door which has been retained with its original stained-glass features and sidelights which opens to the entrance hall. Doors open to the front Reception Room with its large round bay to the front aspect, and to the Lounge which opens to the Kitchen/Diner overlooking the Rear Gardens. From the Kitchen you can access a further Reception Room/Annexe with its own Shower Room W.C. and a staircase leading to the first-floor storeroom.

To the first floor of the main residence there are Three Bedrooms and Bathroom W.C. fitted with a modern suite.

The Rear Garden Commences with a large patio area laid to mainly lawned gardens with fenced borders measuring approximately 105' X 70' at their widest points.

Rarely to properties of this type become available so we urge a viewing at your earliest opportunity.

Council Tax Band: E

Tenure: Freehold

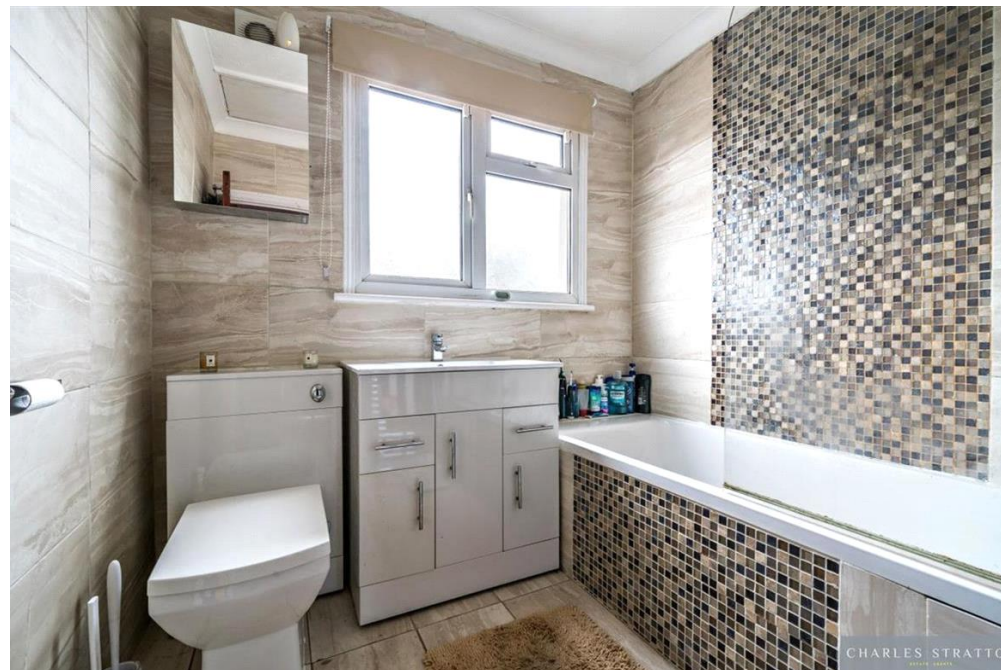
Parking options: Off Street

Garden details: Private Garden













Warwick Gardens, Gidea Park, Romford, RM2

Approximate Area = 1684 sq ft / 156.4 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rtdhcom 2022. Produced for Charles Stratton Estates Ltd. REF: 940080

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>	
<p>Not energy efficient - higher running costs</p> <p>EU Directive 2002/91/EC</p> <p>England & Wales</p>		<p>Not environmentally friendly - higher CO₂ emissions</p> <p>EU Directive 2002/91/EC</p> <p>England & Wales</p>	
<p>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.</p>		<p>The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂).</p>	

Viewing by appointment only

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