



## THE RIDGEWAY, GIDEA PARK

**\*\*\* NO ONWARD CHAIN \*\*\*** Extended Three Bedroom End Of Terrace Home |  
 Approximately 1453 Square Feet | Living Room | Dining Room | Kitchen |  
 Breakfast Room | Utility | Ground Floor Shower Room | First Floor Bathroom |  
 Separate W.C. | 20'6" Garage |

**Offers Over £600,000**



**SSTC**

CHARLES STRATTON  
 ESTATE AGENTS





Situated in a popular tree-lined residential turning within Gidea Park, close to local schools, parks, and railway station on the Crossrail Elizabeth Line, is this three-bedroom extended end-of-terrace home.

The property has been extended to provide generous living accommodation to the ground floor with an extension spanning across the rear of the property and behind the attached garage. Accommodation comprises 24'11" Living Room, Dining Room, Kitchen/Breakfast Room with separate Utility and Ground Floor Shower Room, whilst to the first floor there are Three Bedrooms and Bathroom with Separate W.C.

The property is set amongst mature gardens to both front and rear and further benefits from own driveway to a 20'6" deep garage and is offered with no onward chain.

**Tenure:** Freehold

**Parking options:** Off Street

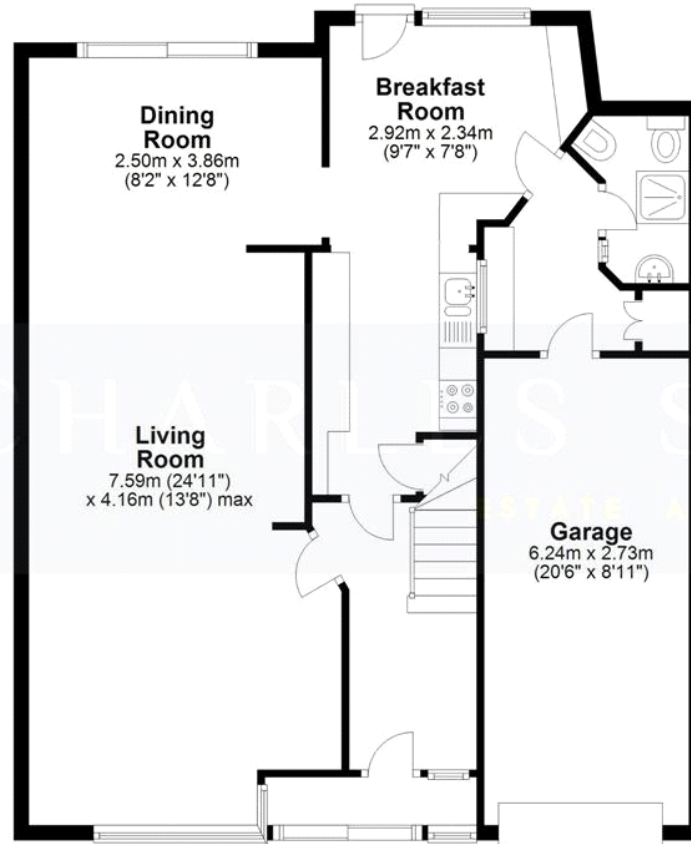
**Garden details:** Private Garden





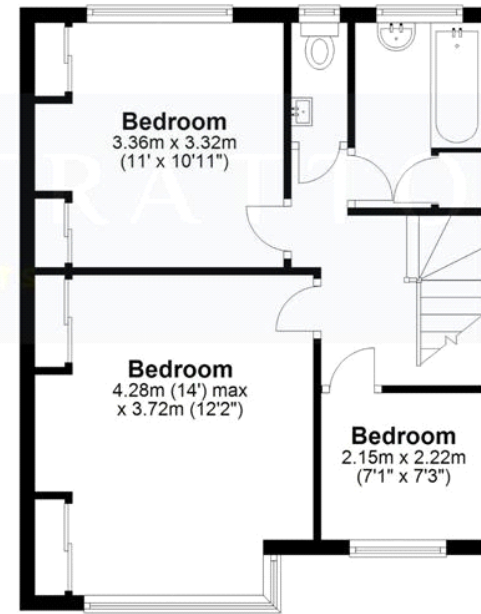
### Ground Floor

Approx. 90.5 sq. metres (974.5 sq. feet)



### First Floor

Approx. 44.5 sq. metres (479.0 sq. feet)



Total area: approx. 135.0 sq. metres (1453.5 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE  
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.  
Property marketing provided by [www.matthewkyle.co.uk](http://www.matthewkyle.co.uk)

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

Viewing by appointment only

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