



CROSSWAYS, GIDEA PARK

****** CONTRACTS EXCHANGED **** DISCREETLY MARKETING FOUR-BEDROOM SEMI-DETACHED HOME SITUATED IN A PRIME ROAD WITHIN GIDEA PARK **** PROPERTIES OF SIMILAR STYLE AND LOCATION REQUIRED ******

SSTC

CHARLES STRATTON
ESTATE AGENTS

Freehold | Character Four Bedroom Semi-Detached EPC D



Tenure: Freehold







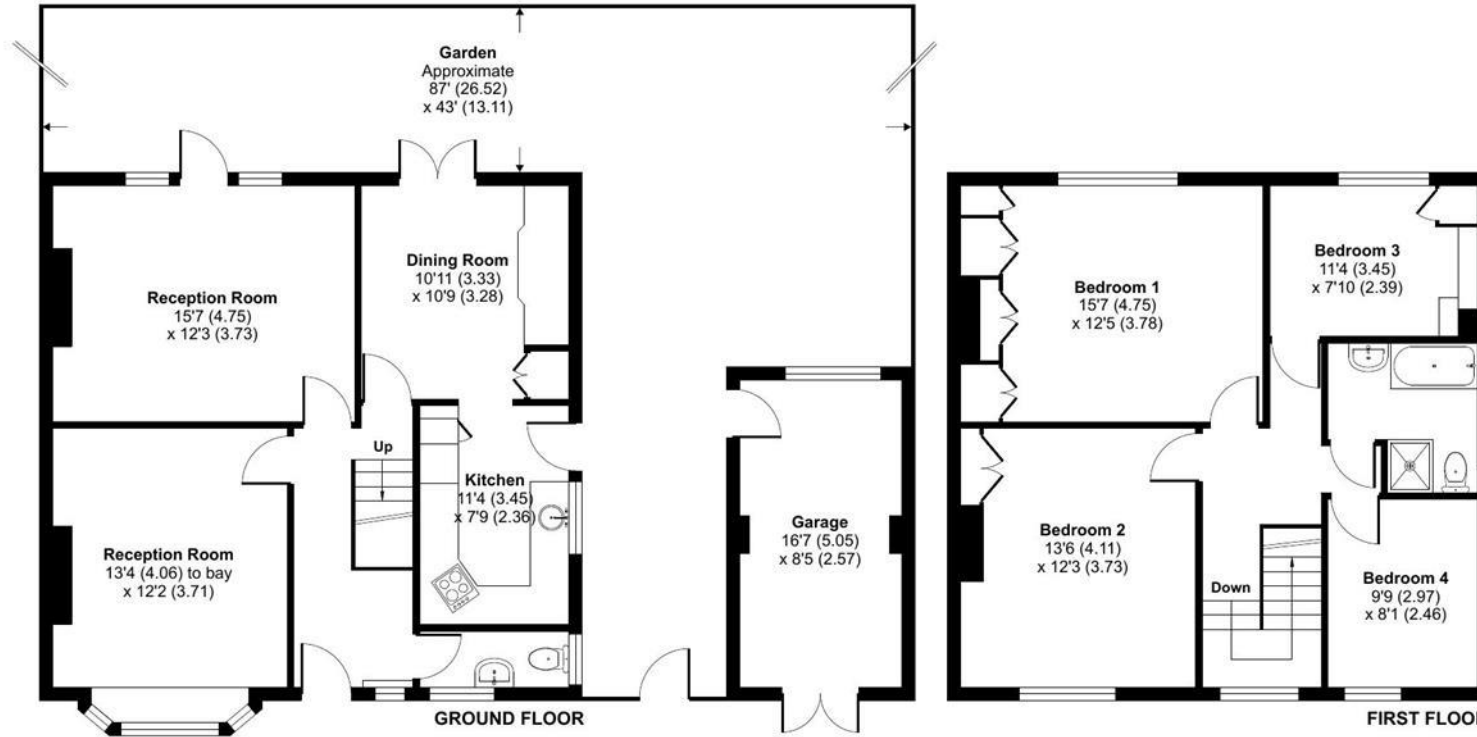
Crossways, Romford, RM2

Approximate Area = 1405 sq ft / 130.5 sq m

Garage = 133 sq ft / 12.3 sq m

Total = 1538 sq ft / 142.8 sq m

For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rihcheom 2023. Produced for Charles Stratton Estates Ltd. REF: 982037

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
102-150 A	79
81-101 B	
69-80 C	
55-68 D	
39-54 E	
21-38 F	
1-20 G	

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.

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.