



STANLEY AVENUE, GIDEA PARK

***** NO ONWARD CHAIN ***** Three Bedroom End Of Terrace Home | Close To Gidea Park Railway Station | Lounge/Diner | Kitchen | Conservatory | Bathroom W.C. | Rear Garden | Detached Garage | Close To Local Shops and Amenities |

Offers Over £550,000 Freehold | Three Bedroom End Of Terrace EPC D



SSTC

CHARLES STRATTON
ESTATE AGENTS



Tenure: Freehold
Parking options: Off Street
Garden details: Private Garden



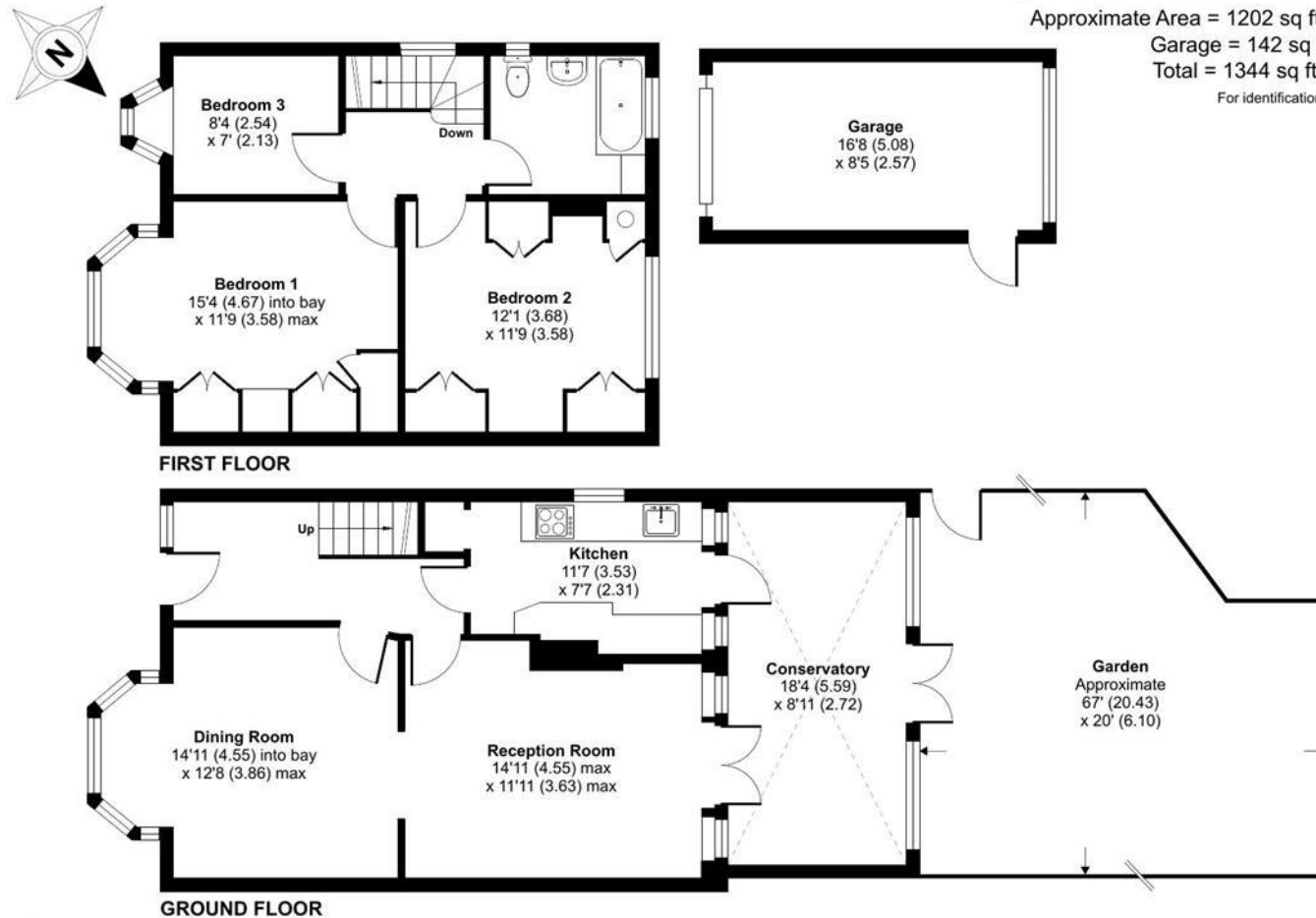
Stanley Avenue, Romford, RM2

Approximate Area = 1202 sq ft / 111.7 sq m

Garage = 142 sq ft / 13.1 sq m

Total = 1344 sq ft / 124.8 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). © nitchcom 2023. Produced for Charles Stratton Estates Ltd. REF: 1051770

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>EU Directive 2002/91/EC</p>		<p>Very environmentally friendly - lower 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>England & Wales</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

Charles Stratton Estates Ltd

192 Main Road, Gidea Park, Romford RM2 5HA

Tel: 01708 726 817 Email: sales@charlesstratton.co.uk Website: www.charlesstratton.co.uk/

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. For any information regarding broadband and mobile phone signals go to OfCom via this link - <https://checker.ofcom.org.uk/>