



## BELGRAVE AVENUE, GIDEA PARK

Extended Three/Four-Bedroom Semi-Detached Home | Off-Street Parking For Three Vehicles | Close to Ardleigh Green School Rated Outstanding by Ofsted | South Facing Rear Garden of approximately 65 feet | Within Walking Distance to Gidea Park Elizabeth Line Railway Station |

**£535,000** Extended Three/Four Bedroom Home



**SSTC**

CHARLES STRATTON  
ESTATE AGENTS



Set in a popular tree-lined residential turning within walking distance to Gidea Park Mainline Railway Station and Ardleigh Green School rated Outstanding by Ofsted is this well presented three/four-bedroom end of terrace family home. To the front of the property there is off-street parking for three vehicles, whilst to the rear, gardens commence with a large, paved sun-terrace which enjoy a southerly aspect.

Accommodation, which benefits from a wealth of natural light, comprises three Bedrooms and bathroom W.C. to the first floor. To the ground floor there is a dual aspect Lounge/Diner, well-appointed Kitchen, and Fourth Bedroom/Study.

Belgrave Avenue is a popular location for commuters with both Gidea Park and Harold Wood Railway stations close by, both befitting from the Crossrail Elizabeth Lines rail links across London to Heathrow Airport. There are excellent road links with the M25 accessible from the A127 or the A12 which can be accessed via Gallows Corner.

**Parking options:** Off Street  
**Garden details:** Private Garden

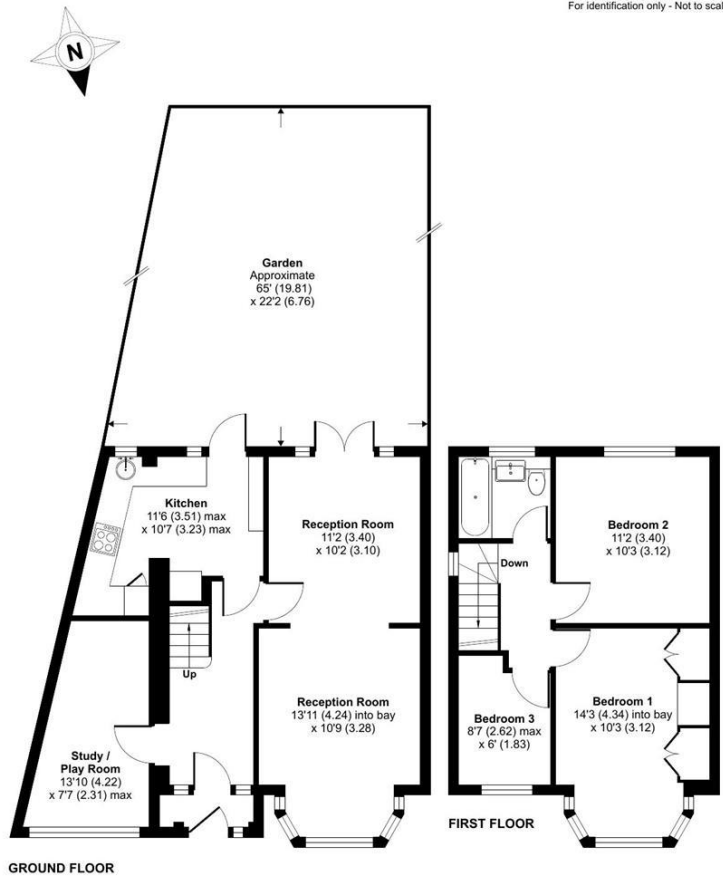






Belgrave Avenue, Romford, RM2

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charles Stratton Estates Ltd. REF: 1077576

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	
102-150 <b>A</b>		102-100 <b>A</b>	<b>88</b>
81-101 <b>B</b>		81-91 <b>B</b>	
65-80 <b>C</b>		65-80 <b>C</b>	<b>64</b>
49-64 <b>D</b>		49-64 <b>D</b>	
39-48 <b>E</b>		39-54 <b>E</b>	<b>64</b>
27-38 <b>F</b>		27-38 <b>F</b>	
1-26 <b>G</b>		1-26 <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		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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