



## STANLEY AVENUE, GIDEA PARK

Extended Four Bedroom Terraced Home | Close To Gidea Park's Crossrail Elizabeth Line Railway Station | Garage | Off Street Parking | En-Suite To Master Bedroom | First Floor Bathroom | Ground Floor Cloak Room W.C. | Lounge | Dining Room | Kitchen/Family Room | Separate Utility | South Facing Garden

**Offers Over £650,000** Freehold | Four Bedroom Mid-Terrace EPC C



**SSTC**

CHARLES STRATTON  
ESTATE AGENTS



Beautifully presented and well maintained four-bedroom terraced family home conveniently situated for Gidea Park's Crossrail Elizabeth Line Railway Station, local schools, shops, and amenities.

Accommodation comprises four bedrooms over the first and second floors, the master benefitting from ensuite shower room on the second floor with a further family Bathroom W.C. to the first floor. To the ground floor there is a Lounge, Dining/Second Reception Room, large Kitchen Family Room with separate Utility and Cloakroom W.C.

The front garden is mainly paved to provide convenient off-street parking whilst to the rear there are low maintenance gardens which enjoy a southerly aspect with a detached Garage at the bottom of the garden.

Seldom do four-bedroom properties become available in this price range and location so we urge a viewing at your earliest opportunity so as not to be disappointed.

Council Tax Band: E

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden



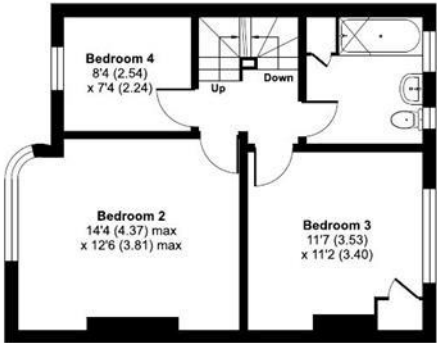




# Stanley Avenue, Gidea Park, Romford, RM2

Approximate Area = 1490 sq ft / 138.4 sq m  
 Limited Use Area(s) = 64 sq ft / 5.9 sq m  
 Garage = 372 sq ft / 34.5 sq m  
 Outbuildings = 97 sq ft / 9 sq m  
 Total = 2023 sq ft / 187.8 sq m

For identification only - Not to scale

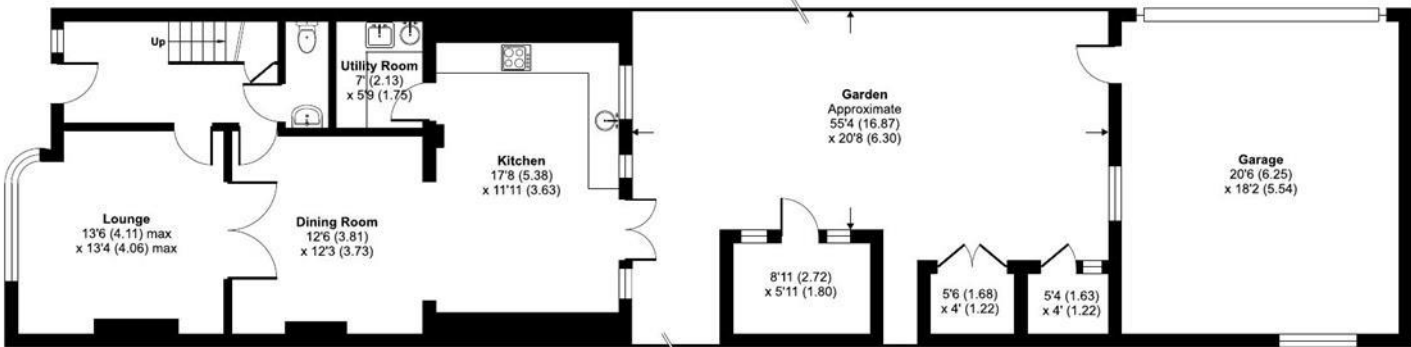


FIRST FLOOR



SECOND FLOOR

Denotes restricted head height



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Charles Stratton Estates Ltd REF: 1122914

| Energy Efficiency Rating |           | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--------------------------|-----------|--|-----------|
| Current                  | Potential | Current  | Potential |
| 70                       |           | 81   |           |

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  
 Charles Stratton Estates Ltd

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