



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

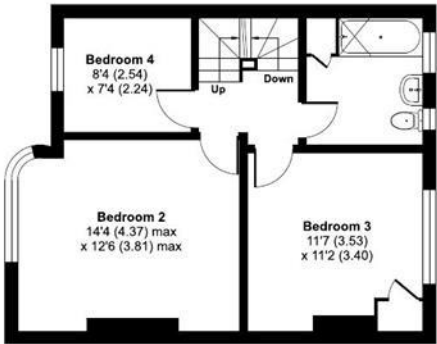




Stanley Avenue, Gidea Park, Romford, RM2

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

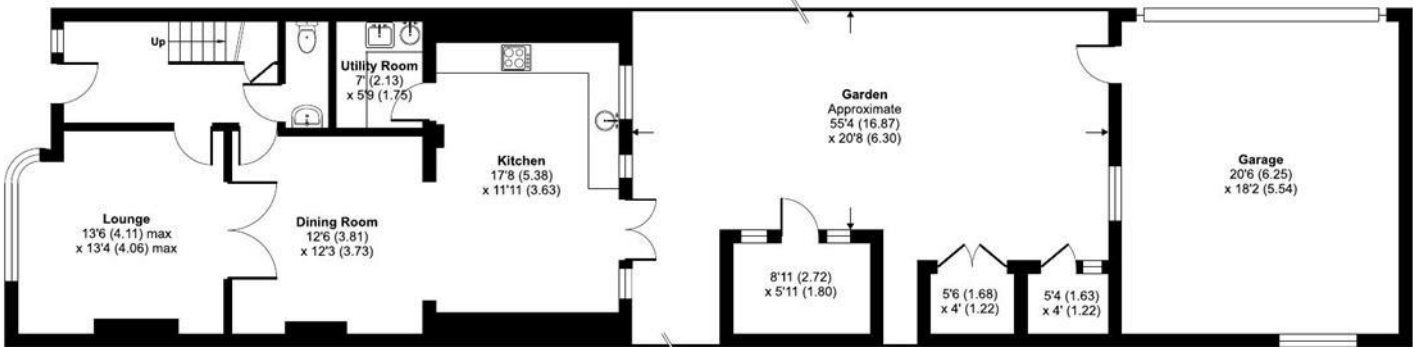


FIRST FLOOR



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 ₂) Rating	
Current	Potential	Current	Potential
<div>Very energy efficient - lower running costs</div> <div>(92-100) A</div> <div>(84-91) B</div> <div>(75-83) C</div> <div>(65-69) D</div> <div>(55-54) E</div> <div>(46-54) F</div> <div>(35-38) G</div> <div>70</div>		<div>Very environmentally friendly - lower CO₂ emissions</div> <div>(92-100) A</div> <div>(81-91) B</div> <div>(69-81) C</div> <div>(55-69) D</div> <div>(46-54) E</div> <div>(35-38) F</div> <div>(21-35) G</div> <div>81</div>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ 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 ₂)	

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/>