



MEADWAY, ROMFORD

Detached Home Situated On The Gidea Park Exhibition Estate | Featured In The Hundred Best Houses Book | Three Bedrooms | First Floor Bathroom | Ground Floor Cloakroom | Sitting Room | Kitchen Family Room | Long Driveway Providing Off Street Parking | Detached Garage | Secluded and Mature Gardens |

£1,000,000 Freehold | 3 bedroom detached house for sale



CHARLES STRATTON
ESTATE AGENTS



Superb example of a 1911 Exhibition Home situated on the Gidea Park Exhibition Estate displaying a wealth of charm and character whilst providing a large open plan living area overlooking established gardens to the rear.

The property is approached by a long-shingled driveway through the front gardens which provides generous off-street parking and leads to both the Entrance Porch and a Detached Garage.

The front door opens to a Reception Hall with stairs ascending to the first-floor accommodation and doors opening to a Bay-Fronted Sitting Room, a small lobby with a Utility Cupboard and door opening to a Cloakroom W.C., and a large Kitchen/Family Room furnished with modern units and a large central island with contrasting drawers beneath. This room is a very bright open space with windows to both sides, one being a square bay with window seat beneath, a rooflight and Bi-Folding Doors which open the room to the patio and rear gardens.

To the first floor there are three Bedrooms and a Four Piece Family Bathroom W.C.

Gidea Park is primarily a residential area with a small high street providing a fine selection of shops, restaurants pubs and bars. The area has always been popular with commuters and now even more so with the introduction of the Crossrail Elizabeth Line.

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden







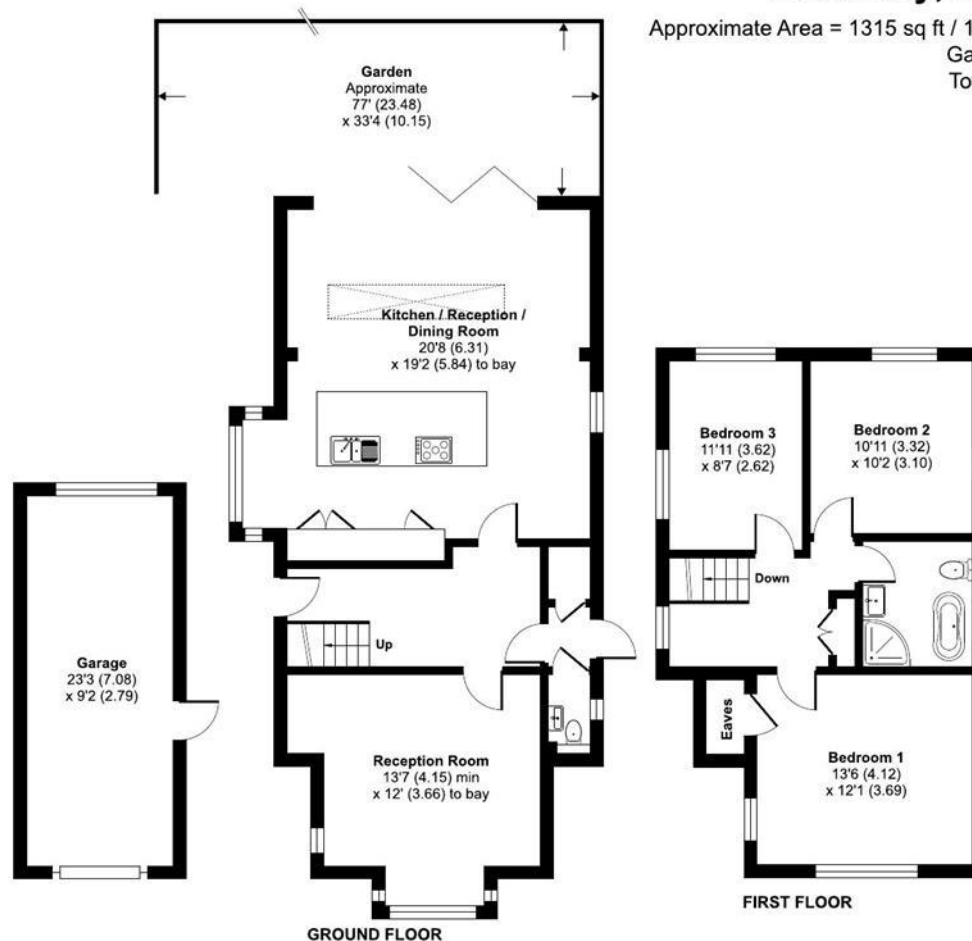
Meadway, Gidea Park, RM2

Approximate Area = 1315 sq ft / 122.1 sq m (excludes eaves)

Garage = 213 sq ft / 19.7 sq m

Total = 1528 sq ft / 141.8 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). © nrichcom 2024. Produced for Charles Stratton Estates Ltd. REF: 1184832

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		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.		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

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