



LODGE AVENUE, GIDEA PARK

Extended 4/5 Bedroom Semi-Detached Home | Four First Floor Bedrooms Plus Study/Fifth Bedroom | Four Piece Family Bathroom W.C. | Two Reception Rooms | Kitchen | Separate Utility | Conservatory | G.F.W.C. | Garage | Close to Gidea Park Primary School | Walking Distance to Gidea Park Station |

£730,000 Freehold | 4 bedroom semi-detached house for sale



SSTC

CHARLES STRATTON
ESTATE AGENTS



Extended Four/Five Bedroom semi-detached home situated within short walking distance to Gidea Park Primary School and both Lodge Farm and Raphaels Park's.

The property is approached by a paved driveway providing off-street parking and own driveway to an integral Garage. The front door opens to an Entrance Porch with a further door opening to the Entrance Hall leading to two reception rooms and the Kitchen. From here, doors open to the Utility Room, Conservatory, Ground Floor Cloakroom W.C., and an internal door to the Garage.

To the first floor there are four Bedrooms, a Study/Bedroom Fifth Bedroom and Four Piece Bathroom W.C.

Rear Gardens commence with a paved patio are laid to mainly lawned gardens with shrub beds and a Summer House at the rear.

The property is located in a convenient location for both Gidea Park and Romford's Crossrail Elizabeth Line Railway Stations and Romford Town Centre with its large selection of Shops, Supermarkets and Restaurants.

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden





Lodge Avenue, Gidea Park, RM2

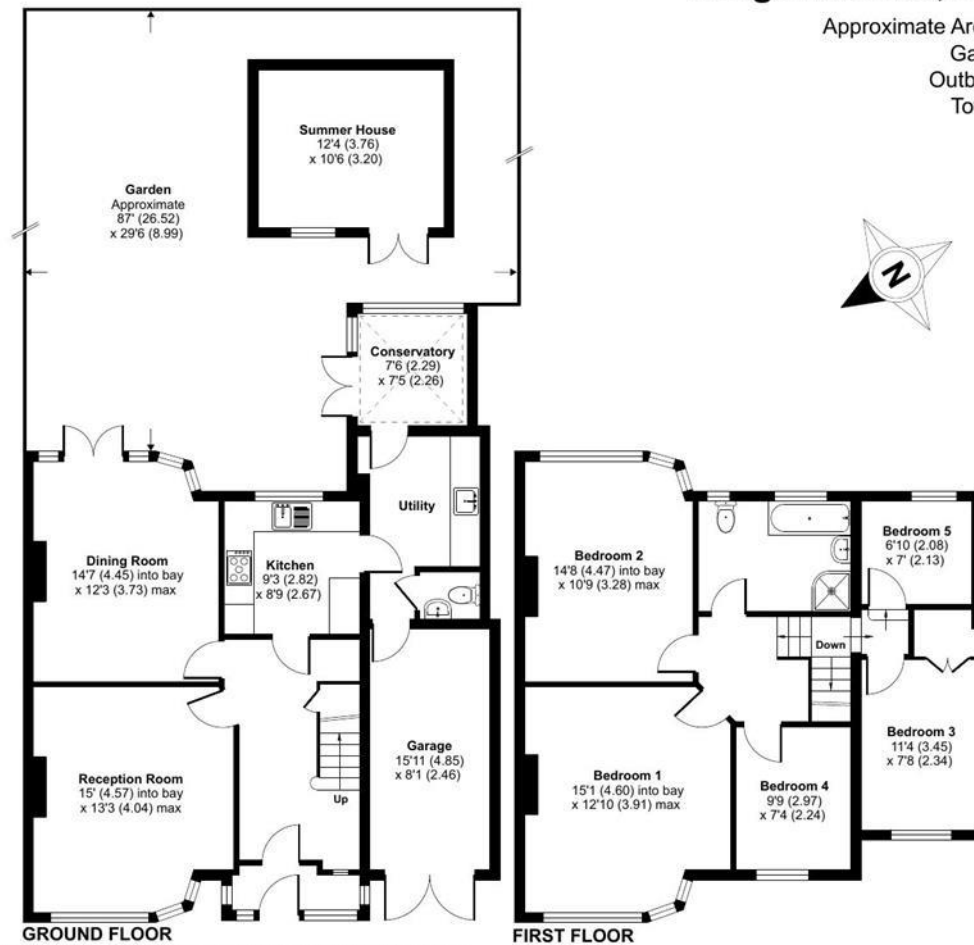
Approximate Area = 1537 sq ft / 142.7 sq m

Garage = 128 sq ft / 11.8 sq m

Outbuilding = 130 sq ft / 12 sq m

Total = 1795 sq ft / 166.5 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: 1180499

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>102-100 A</p> <p>81-91 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>39-54 E</p> <p>21-38 F</p> <p>1-10 G</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>102-100 A</p> <p>81-91 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>39-54 E</p> <p>21-38 F</p> <p>1-10 G</p>	
<p>Not energy efficient - higher running costs</p>		<p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales EU Directive 2002/91/EC</p>		<p>England & Wales EU Directive 2002/91/EC</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>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

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