



## ST. IVIANS DRIVE, GIDEA PARK

Beautifully Presented Character Style Semi-Detached Home | Three Good Size Bedrooms | Shower Room W.C. | Lounge | 26'9" X 19' Kitchen/Family Room | Cloakroom W.C. | Utility | 84' Rear Garden | Off-Street Parking | Own Driveway To Detached Garage | Convenient for Gidea Park Station and High Street |

**£725,000** Freehold | 3 Bedroom Semi-Detached Home EPC E



**SSTC**

CHARLES STRATTON  
ESTATE AGENTS



Beautifully presented semi-detached home situated close to Gidea Park's High Street with its local shops and amenities and Crossrail Elizabeth Line Railway Station which has been extended and re-furbished in recent years by its current owners to provide modern living accommodation throughout.

The property is approached by a paved driveway providing off-street parking and an own drive to the side leading to the detached garage at the rear. A covered Entrance Porch leads to a front door with coloured leaded light effect inserts which opens to the Entrance Hall. From here, stairs ascend to the first-floor accommodation and doors open to the Lounge, Utility, and a most impressive Kitchen/Family Room with glazed doors opening to a sun terrace overlooking the rear gardens from an elevated aspect. The room is well designed with a kitchen area with a large island, open plan to the dining area and a T.V. The Cloakroom W.C. completes the ground floor accommodation.

To the first floor there are three bedrooms, the smallest being an impressive 10' x 9', much larger than normal for properties of this type and a recently fitted Shower Room W.C.

There are established gardens to the rear measuring approximately 84' in length.

**Tenure: Freehold**

**Parking options: Off Street**

**Garden details: Private Garden**













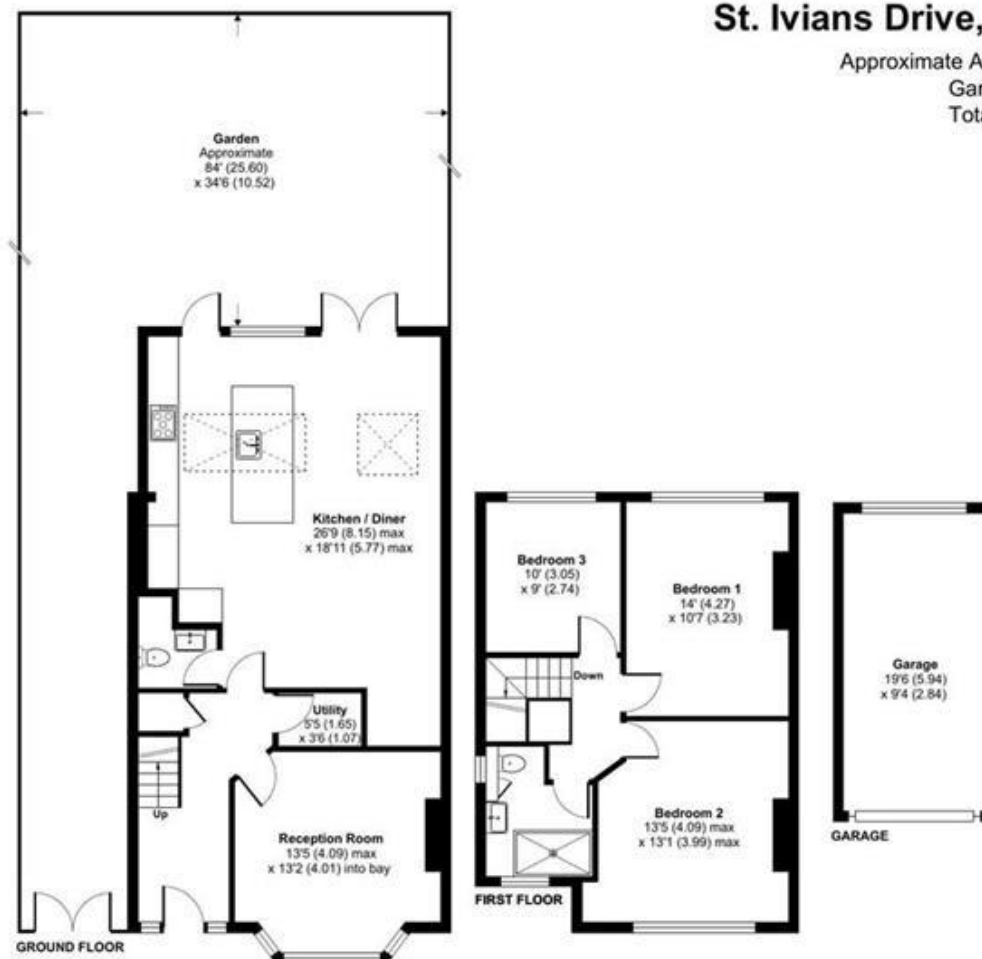
## St. Ivians Drive, Romford, RM2

Approximate Area = 1292 sq ft / 120 sq m

Garage = 182 sq ft / 16.9 sq m

Total = 1474 sq ft / 136.9 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). © rldhcom 2024. Produced for Charles Stratton Estates Ltd. REF: 1187607

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	
82-100 <b>A</b>		82-100 <b>A</b>	
61-81 <b>B</b>		61-81 <b>B</b>	
49-60 <b>C</b>		49-60 <b>C</b>	
35-48 <b>D</b>		35-48 <b>D</b>	
29-34 <b>E</b>		29-34 <b>E</b>	
21-28 <b>F</b>		21-28 <b>F</b>	
1-20 <b>G</b>		1-20 <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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