



PARKWAY, GIDEA PARK

***** NO ONWARD CHAIN ***** Approximately 3350 Square Feet of Living
Accommodation | Four Bedrooms | Three Bathrooms | Three Reception Rooms |
Kitchen/Diner | Separate Utility | Study | Ground Floor W.C. | Study | Garage | 419
Square Foot Detached Annex | Backing Onto Raphaels Park | Gated Entrance |

£1,750,000



SSTC

CHARLES STRATTON
ESTATE AGENTS



Set behind a gated entrance and 82-foot-long driveway is this substantial detached residence measuring approximately 3350 square feet including a detached self-contained annexe.

Accommodation commences with an impressive Reception Hall with doors opening to the ground floor accommodation comprising Three Generous Reception Rooms, Kitchen/Diner with separate Utility, Study, and Cloakroom W.C. To the first floor there are Four Bedrooms, the Master measuring a generous 22'6" X 15'4", Two En-Suite Shower Rooms, and further Family Bathroom W.C.

The rear gardens are private with screened borders enjoying an uninterrupted rear view backing onto the beautifully maintained 44 Acres of Raphaels Park. There is a large Sun Terrace laid to mainly lawned gardens, and a Detached Annexe which includes a Kitchenette and Shower Room W.C.

Tenure: Freehold

























This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<div><div>Very energy efficient - lower running costs</div><div><div><div>(92-100) A</div><div>(81-91) B</div><div>(69-80) C</div><div>(55-68) D</div><div>(39-54) E</div><div>(21-38) F</div><div>(1-20) G</div></div><div><div>65</div></div></div></div>		<div><div>Very environmentally friendly - lower CO₂ emissions</div><div><div><div>(92-100) A</div><div>(81-91) B</div><div>(69-80) C</div><div>(55-68) D</div><div>(39-54) E</div><div>(21-38) F</div><div>(1-20) G</div></div><div><div>77</div></div></div></div>	
Net energy efficient - higher running costs		Net 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
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