



NETHERPARK DRIVE, GIDEA PARK

End Of Chain | Three Bedrooms | Two Bathrooms | Open Plan
Kitchen/Diner/Living Room | Situated on the border of the Exhibition Estate |
Close to Raphael's Park | Close to Local Schools | Close to The Romford Golf
Club |

£695,000 New Build Detached Chalet Bungalow

CHARLES STRATTON
ESTATE AGENTS



Fantastic opportunity to acquire the recently constructed three-bedroom chalet bungalow which is being offered with no onward chain. The property is nestled on a corner plot and is approached by large block paved driveway providing generous off-street parking and leads to the front door.

Accommodation commences with an Entrance Hall with doors which lead to Bedrooms two and three, Bedroom 2 benefiting from an En-Suite Sower Room. There is a Ground Floor Cloakroom W.C. and door opening to the bright and spacious open plan Kitchen/Diner/Living Room. To the first floor is the Master Bedroom with Fitted Wardrobes and En-Suite Bathroom.

Rear Gardens commence with a large Sun Terrace laid to mainly lawned gardens with fenced borders.





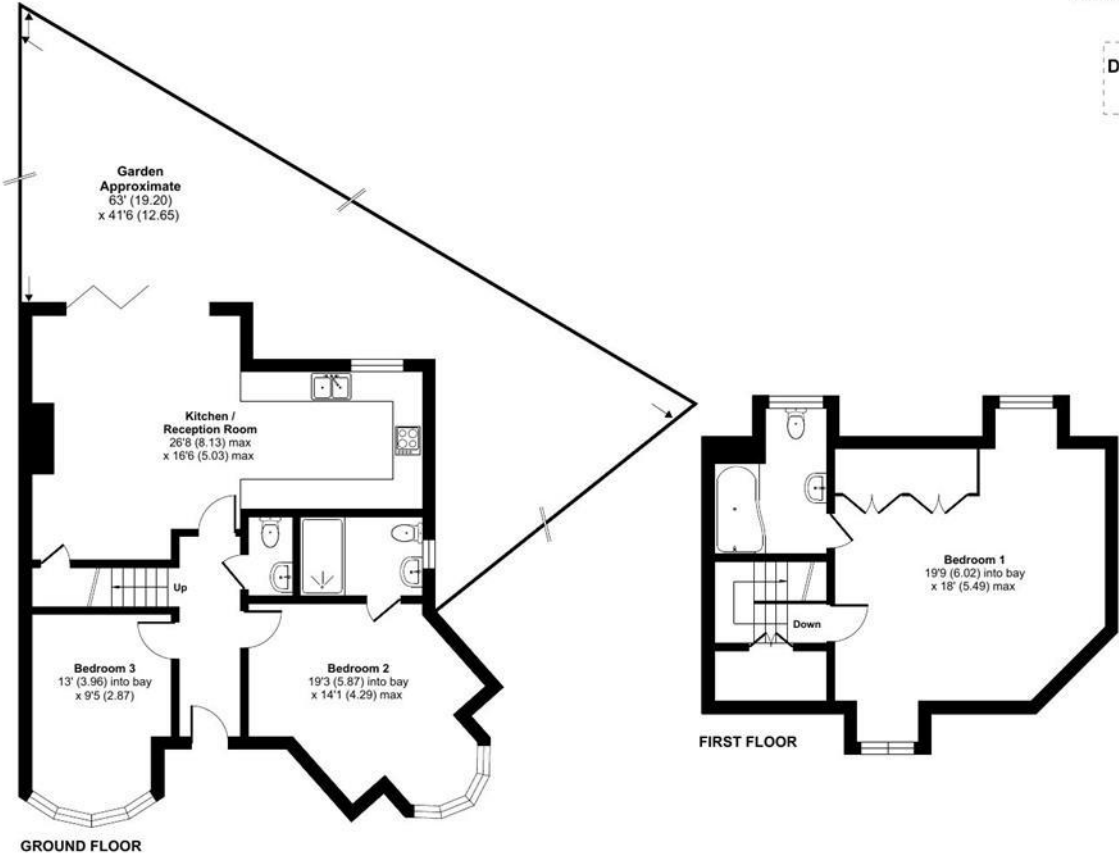
Netherpark Drive, Gidea Park, Romford, RM2

Approximate Area = 1271 sq ft / 118 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2022. Produced for Charles Stratton Estates Ltd. REF: 837752

| 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 | |
| 82-100 A | | 82-100 A | |
| 69-81 B | | 69-81 B | |
| 55-68 C | | 55-68 C | |
| 46-54 D | | 46-54 D | |
| 39-45 E | | 39-45 E | |
| 34-38 F | | 34-38 F | |
| 1-33 G | | 1-33 G | |
| 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
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