



## PARKWAY, GIDEA PARK

Detached House on The Gidea Park Exhibition Estate | Four Bedrooms | Two En-Suites | Family Bathroom W.C. | Lounge | Sitting Room | Kitchen/Diner | Separate Utility | G.F.W.C. | Conservatory | Detached Double Garage | Summer House | Rear Garden Approximately 85' X 44' |

**£1,350,000** Four Bedroom Detached Home On The Exhibition Estate EPC D

CHARLES STRATTON  
ESTATE AGENTS





Exceptional example of a Gidea Park Exhibition Home enjoying views of Raphaels Park which has been beautifully maintained by its existing owners.

The property is approached through a well-maintained garden which is mainly lawned with a privet hedge and Indian Sandstone borders and pathway leading to the front door.

Accommodation commences with an Entrance Hallway with doors opening to the Sitting Room, Lounge which opens to the Conservatory, Kitchen/Diner with Sperate Utility, and Cloakroom W.C. To the first floor there are Four Bedrooms, two with En-Suite Shower Rooms, and Family Bathroom W.C.

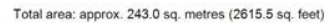
The rear gardens have been meticulously maintained and are ideal for a family or those who like to entertain. Commencing with a large Sun Terrace, a pathway leads mainly lawned gardens to the rear, where there is a large Summer House with power and lighting, and a further paved seating area. The rear of the property enjoys an unoverlooked position backing onto the gardens of Meadway.

Situated just across the road is a large detached garage measuring 23'4" X 16'6" with further parking for two to three vehicles on the approaching driveway included in the sale of this property.

Parking options: Driveway, Garage







## Parkway

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(95-100) <b>A</b></p> <p>(91-95) <b>B</b></p> <p>(86-91) <b>C</b></p> <p>(82-86) <b>D</b></p> <p>(78-82) <b>E</b></p> <p>(74-78) <b>F</b></p> <p>(70-74) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	<p>EU Directive 2002/91/EC</p> <p><b>62</b></p>	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92-100) <b>A</b></p> <p>(81-92) <b>B</b></p> <p>(69-81) <b>C</b></p> <p>(55-69) <b>D</b></p> <p>(40-55) <b>E</b></p> <p>(21-40) <b>F</b></p> <p>(1-21) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	<p><b>78</b></p> <p>EU Directive 2002/91/EC</p>
<p><b>England &amp; Wales</b></p> <p>The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy the home is and the lower the fuel bills will be.</p>		<p><b>England &amp; Wales</b></p> <p>The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions.</p>	

Viewing by appointment only  
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