



## BALGORES CRESCENT, GIDEA PARK

**Extensively Re-Furbished Four Bedroom Detached Chalet Bungalow | Three First Floor Bedrooms | First Floor Bathroom W.C. | Lounge | Dining Room | Kitchen | Ground Floor Bedroom | Ground Floor Shower Room W.C. | Generous Off-Street Parking | Own Driveway to Detached Garage | Close to Gidea Park Statio**

Freehold | 4 bedroom detached house for sale



**CHARLES STRATTON**  
ESTATE AGENTS





Charming veranda fronted Chalet Bungalow situated in a sought-after position, close to local shops and Elizabeth Line Railway Station within the Gidea Park Conservation Area which has been meticulously re-furbished by the existing owners.

The property is set well back from the tree-lined road amongst mature gardens and benefits from a generous amount of off-street parking and own driveway to a detached garage.

A long path leads through the front garden to the Veranda and Front Door which opens to the Entrance Hall. To the ground floor there is a Lounge with a separate Dining Room, Kitchen, Ground Floor Bedroom, and Shower Room W.C. To the first floor there are three double bedrooms and a Bathroom W.C.

The rear garden is well maintained and commence with a large Sun-Terrace and are mainly lawned with mature and well screened borders.

**Tenure: Freehold**





## Balgores Crescent, Romford, RM2

Approximate Area = 1437 sq ft / 133.5 sq m

Limited Use Area(s) = 99 sq ft / 9.1 sq m

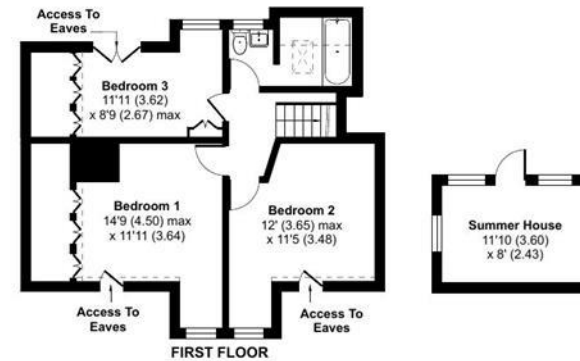
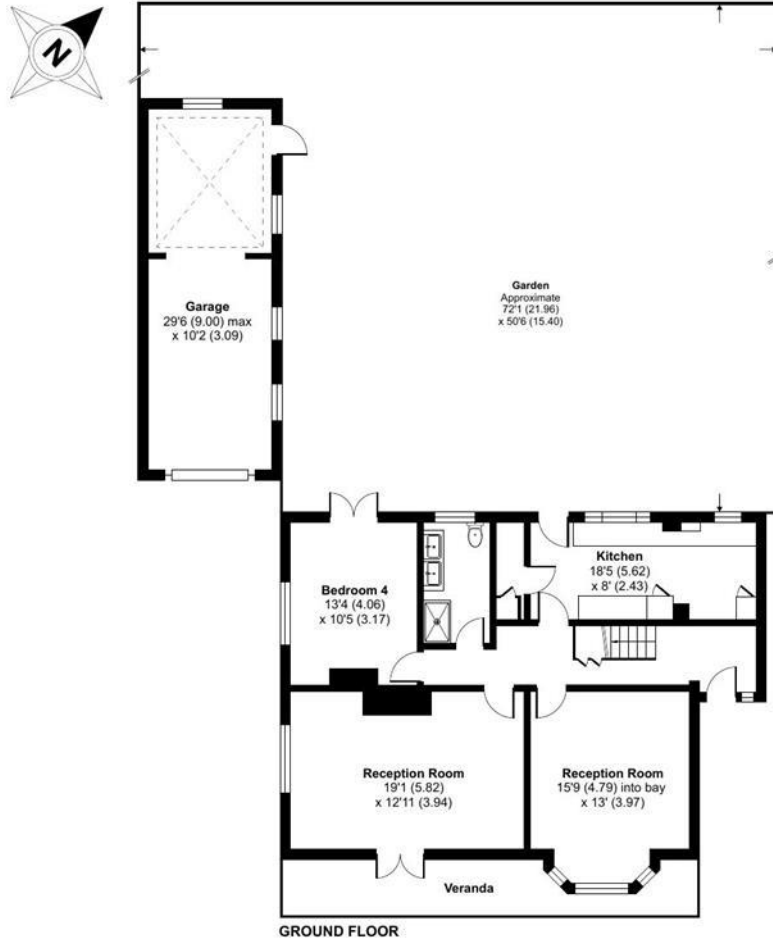
Garage = 299 sq ft / 27.7 sq m

Outbuilding = 94 sq ft / 8.7 sq m

Total = 1929 sq ft / 179 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Charles Stratton Estates Ltd. REF: 1316793

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	
(92-100) <b>A</b>		(92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <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	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 <sub>2</sub> ) emissions.	

Viewing by appointment only

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