



## STANLEY AVENUE, GIDEA PARK

Five Bedroom Detached Home positioned on the corner of Balgores Lane | Approx. 0.2 miles from Gidea Park Elizabeth Line Railway Station | Lounge | Dining Room | Study | Kitchen | Separate Utility | G.F.W.C. | En-Suite to Master Bedroom | Family Bathroom | Detached Double Garage with Own Driveway

**£1,150,000** Freehold | Five Bedroom Detached Home EPC C



CHARLES STRATTON  
ESTATE AGENTS





Five Bedroom Detached Family Home positioned on the corner of Balgore Lane approximately 0.2 miles from Gidea Park's Crossrail Elizabeth Line Rail Station with its excellent rail links across the City of London and the West End to Heathrow Airport.

Accommodation commences with a spacious Reception Hallway with doors which lead to the Lounge, separate Dining Room, large Study/Third Reception Room, Kitchen with separate Utility and Cloak Room W.C. To the first floor there are Five Bedrooms, the Master with En-Suite, and a further Four Piece Bathroom W.C.

Being positioned on a corner plot, the Detached Double Garage is easily accessible via its own driveway which provides off-street parking. The property is set amongst established gardens, and to the rear there is a large sun terrace which enjoys a South-Westerly aspect.

Gidea Park High Street is also a short walk away whilst larger shopping facilities can be found at nearby Gallows Corner or Romford Town Centre.

**Tenure:** Freehold

**Parking options:** Garage, Off Street

**Garden details:** Private Garden





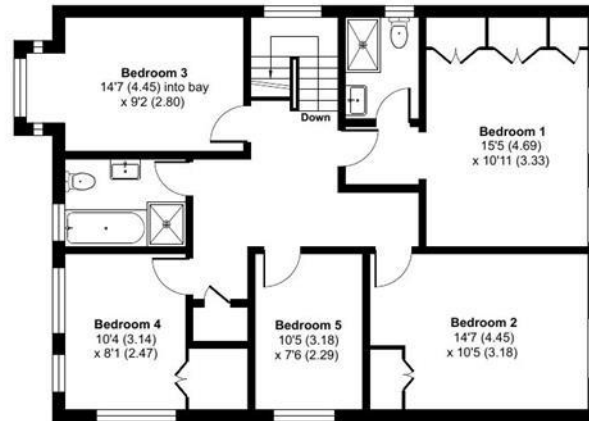
# Stanley Avenue, Gidea Park , RM2

Approximate Area = 1841 sq ft / 171 sq m

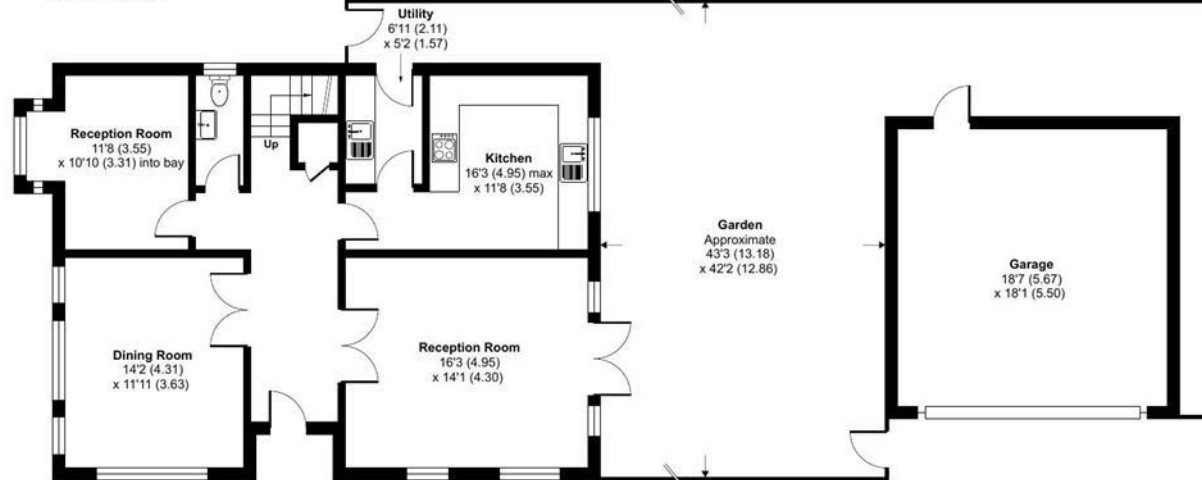
Garage = 336 sq ft / 31.2 sq m

Total = 2177 sq ft / 202.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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: 1335882

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>EU Directive 2002/91/EC</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>EU Directive 2002/91/EC</p>	
<p>England &amp; Wales</p> <p>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.</p>		<p>England &amp; Wales</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

Charles Stratton Estates Ltd

192 Main Road, Gidea Park, Romford RM2 5HA

Tel: 01708 726 817 Email: [sales@charlesstratton.co.uk](mailto:sales@charlesstratton.co.uk) Website: [www.charlesstratton.co.uk/](http://www.charlesstratton.co.uk/)

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. For any information regarding broadband and mobile phone signals go to OfCom via this link - <https://checker.ofcom.org.uk/>