



## LODGE AVENUE, GIDEA PARK

1834 Square Foot Semi-Detached Home | 148' Rear Garden | 5 Bedrooms | Two Large Reception Rooms | Kitchen Diner 18'9 X 16'6 | Separate Utility | G.F.W.C. | Four Piece First Floor Bathroom | Off-Street Parking | Viewing Highly Recommended |

**Offers Over £775,000** Freehold | 5 bedroom semi-detached house for sale



CHARLES STRATTON  
ESTATE AGENTS





Situated on one of Gidea Park's sought after residential turnings close to local schools and within walking distance to Gidea Park Elizabeth Line Railway Station is this substantially extended Semi- Detached Home which provides 1834 square feet of living accommodation over two floors.

The property has paved frontage providing off-street parking which leads to the front door which opens to a pair of double doors which open to the Entrance Hall. From Here doors lead to two generous reception rooms, a large Kitchen/Diner with separate Utility, Cloakroom W.C., and the fifth Bedroom.

To the first there are Four Bedrooms and the Family Bathroom.

To the rear of the property there is a generous garden of approximately 148' which in addition to the living accommodation and location makes this property an ideal family home.

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden







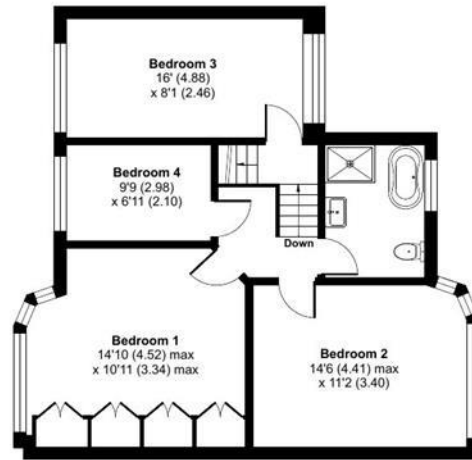
# Lodge Avenue, Gidea Park, RM2

Approximate Area = 1834 sq ft / 170.3 sq m

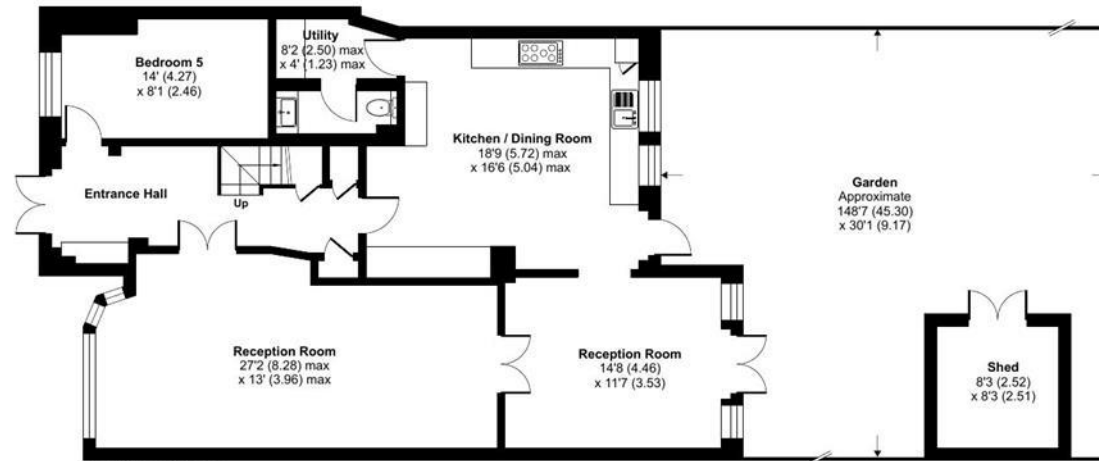
Shed = 68 sq ft / 6.3 sq m

Total = 1902 sq ft / 176.6 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). © nichcom 2025. Produced for Charles Stratton Estates Ltd. REF: 1333771

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>	
<p>Not energy efficient - higher running costs</p> <p>EU Directive 2002/91/EC</p>		<p>Not environmentally friendly - higher 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>).</p>	

Viewing by appointment only

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