



## HALL ROAD, GIDEA PARK

1970 Square Feet of Well-Proportioned Living Accommodation | Detached Five Bedroom Home | Three Bathrooms | Open Plan Kitchen Living Room Overlooking the Rear Garden | Further Reception Room | Outdoor Swimming Pool | Secluded Rear Garden Carriage Style Driveway | Own Driveway to Garage



**SSTC**

CHARLES STRATTON  
ESTATE AGENTS





Situated in a sought-after tree-lined residential turning, comprising only nine residential properties is this spacious and well-proportioned detached family home just a short walk from Gidea Park's High Street and Elizabeth Line Rialway Station.

The property is approached by a carriage style driveway to the main residence in addition to a gated own drive which leads to the garage.

The front door opens to the Entrance Hall with doors which open to a Reception Room, Ground Floor Bedroom, Ground Floor Shower Room W.C., and an open plan Kitchen/Living Room comprising Dining Room, Sitting Room with a Vaulted Lantern Roof Light, and a high gloss fitted Kitchen with contrasting work surfaces which overlook the rear gardens.

To the first floor there four well-proportioned Bedrooms, one with an En-Suite Shower Room, and a further Jack and Jill Bathroom W.C.

To the rear, gardens are mainly lawned and commence with a paved patio and further Sun Terrace to the rear surrounding an outdoor Swimming Pool. The garden has been designed for privacy and further benefits from a detached Garage with vehicular access from the side of the property.

**Tenure:** Freehold

**Parking options:** Driveway, Garage

**Garden details:** Private Garden

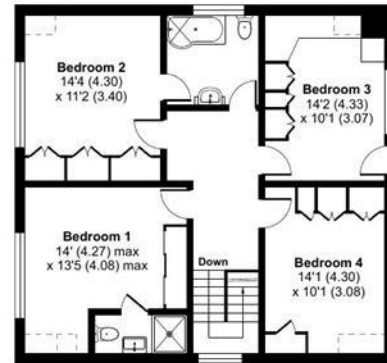


# Hall Road, Gidea Park, RM2

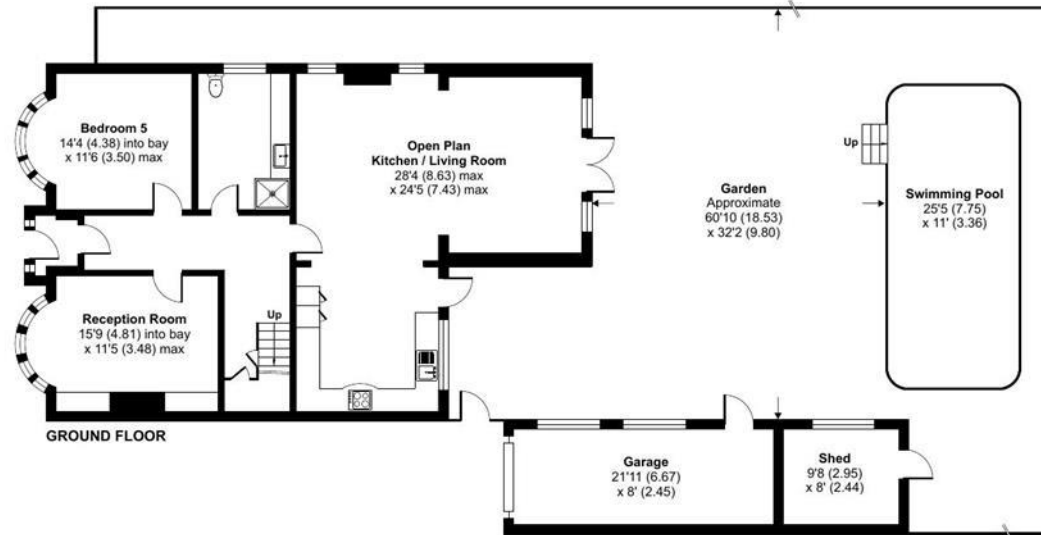
Approximate Area = 1970 sq ft / 183 sq m  
 Limited Use Area(s) = 19 sq ft / 1.7 sq m  
 Garage = 176 sq ft / 16.3 sq m  
 Outbuilding = 78 sq ft / 7.2 sq m  
 Total = 2243 sq ft / 208.2 sq m

For identification only - Not to scale

Denotes restricted  
head height



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: 1344140

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

Viewing by appointment only

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