



NETHERPARK DRIVE, GIDEA PARK

End Of Chain | Three Bedrooms | Two Bathrooms | Open Plan
Kitchen/Diner/Living Room | Situated on the border of the Exhibition Estate |
Close to Raphael's Park | Close to Local Schools | Close to The Romford Golf
Club |

£695,000 New Build Detached Chalet Bungalow

SSTC

CHARLES STRATTON
ESTATE AGENTS



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Estate Agents

Fantastic opportunity to acquire the recently constructed three-bedroom chalet bungalow which is being offered with no onward chain. The property is nestled on a corner plot and is approached by large block paved driveway providing generous off-street parking and leads to the front door.

Accommodation commences with an Entrance Hall with doors which lead to Bedrooms two and three, Bedroom 2 benefiting from an En-Suite Sower Room. There is a Ground Floor Cloakroom W.C. and door opening to the bright and spacious open plan Kitchen/Diner/Living Room. To the first floor is the Master Bedroom with Fitted Wardrobes and En-Suite Bathroom.

Rear Gardens commence with a large Sun Terrace laid to mainly lawned gardens with fenced borders.



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Estate Agents



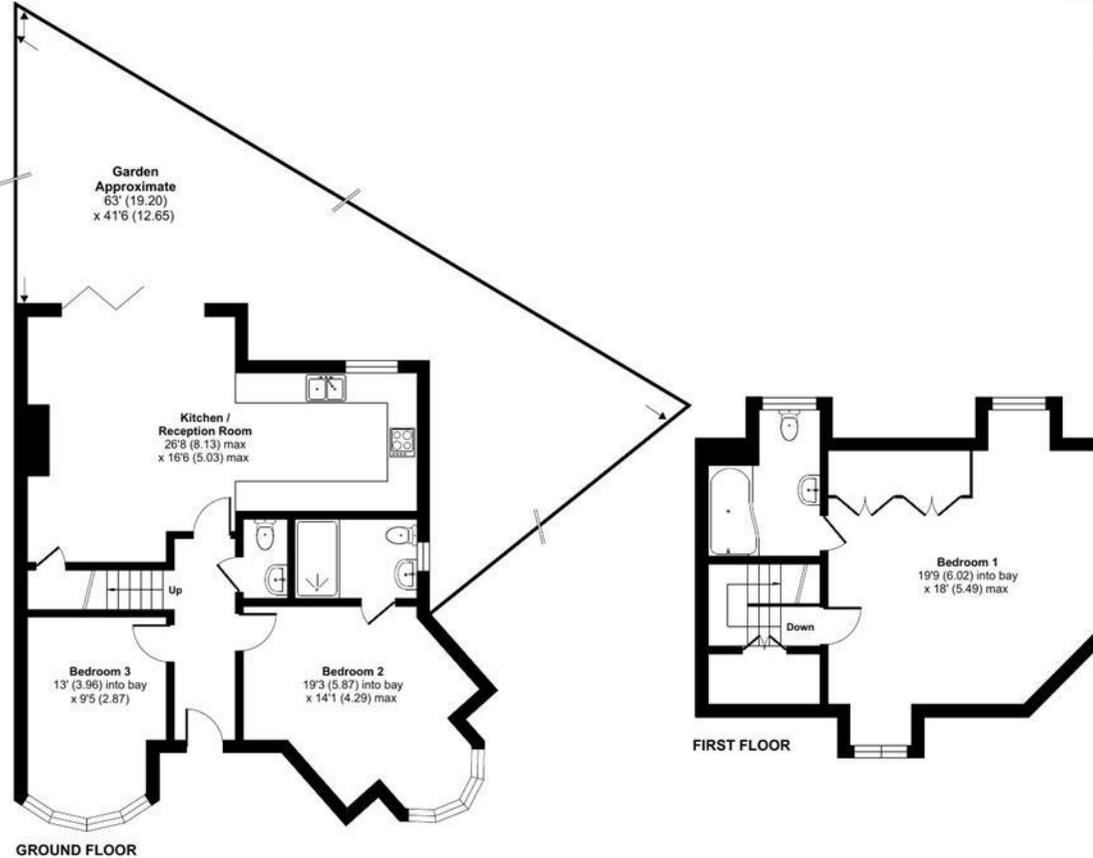
Netherpark Drive, Gidea Park, Romford, RM2

Approximate Area = 1271 sq ft / 118 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rihcecom 2022. Produced for Charles Stratton Estates Ltd. REF: 837752

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

Current Energy Efficiency Rating: **79**

Current Environmental Impact Rating: **89**

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 (CO₂).

Viewing by appointment only
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