



BROOK CLOSE, GIDEA PARK

Beautifully Presented Detached Bungalow | Three Bedrooms | Two Bathrooms | Lounge | Dining Area | Kitchen | Close to Raphaels Park | Cul-De-Sac Position | Well Tended Rear Gardens | Outbuilding Suitable for a Games Room or Home Gym |

£800,000 Freehold | Three Bedroom Detached Bungalow EPC C



CHARLES STRATTON
ESTATE AGENTS



Beautifully presented and well-maintained detached bungalow situated in a sought-after cul-de-sac location which must be internally viewed to be fully appreciated.

The property is approached by a block paved driveway which offers parking for numerous vehicles and leads to the Entrance Porch. From here, a further door leads to the Entrance Hall which opens to the Lounge and Dining Area that enjoy views over the stunning landscaped garden. There is a spacious Kitchen fitted with modern high gloss units and granite work surfaces which also overlook the garden and a recently fitted and well-appointed Bathroom W.C. There are Three Bedrooms, one of which benefits from forming part of the annexe style accommodation comprising Bedroom, Dressing Area, and Shower Room W.C.

To the rear there is a large sun terrace lid to mainly lawned gardens with pathways to both sides which lead to a large Outbuilding at the rear with power and lighting suitable to be used as a Games Room, Home Gym, or Office.

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden















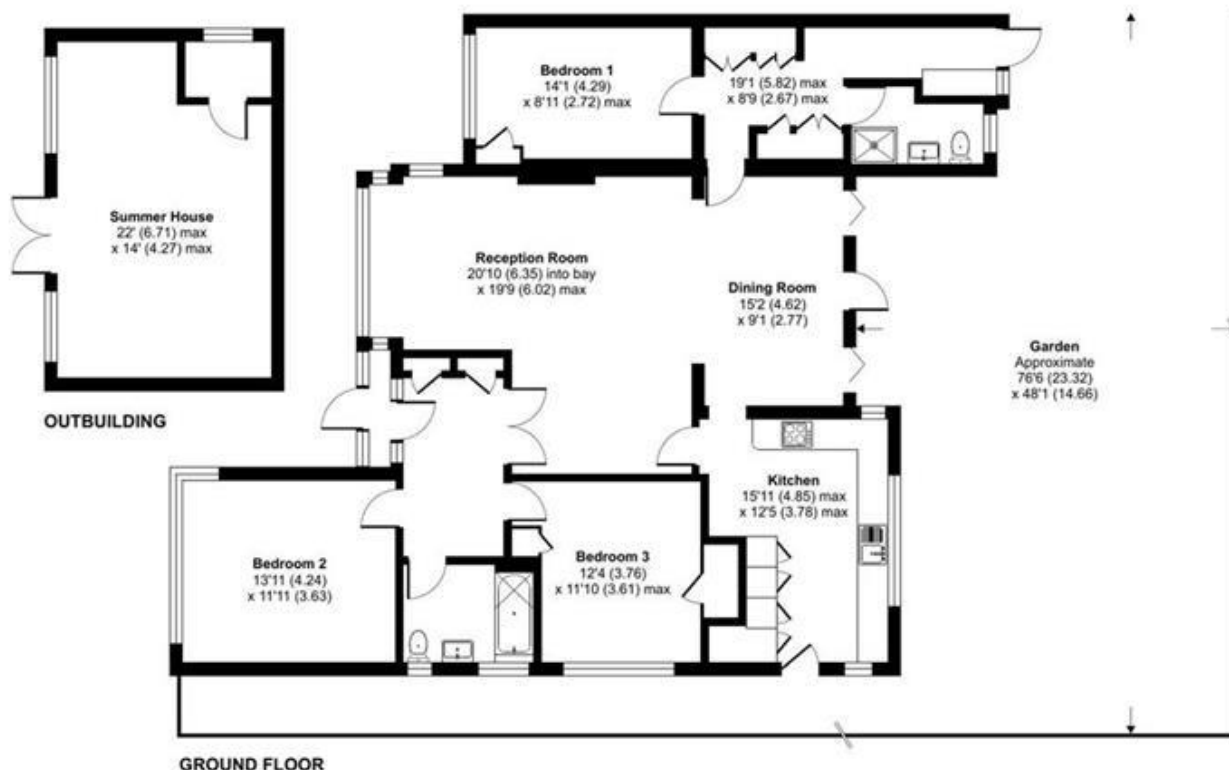
Brook Close, Romford, RM2

Approximate Area = 1494 sq ft / 138.7 sq m

Outbuilding = 308 sq ft / 28.6 sq m

Total = 1802 sq ft / 167.4 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rēchecom 2023. Produced for Charles Stratton Estates Ltd. REF: 1024548

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
102-150 A	81
81-91 B	
69-80 C	70
55-68 D	
39-54 E	
21-38 F	
1-10 G	
Not energy efficient - higher running costs	
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.	

Viewing by appointment only

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