



## MAIN ROAD, GIDEA PARK

Substantial Detached Residence of Approximately 2546 Square Feet Inclusive of Garage | Four Double Bedrooms | First Floor Family Bathroom | Lounge Opens to Garden Room | Bay Fronted Sitting Room | Dining Room | Kitchen | G.F. Shower Room with Separate W.C. | Large Garage | Workshop |



CHARLES STRATTON  
ESTATE AGENTS





Substantial detached residence offering spacious and well-proportioned living accommodation throughout situated just a short walk from Gidea Park High Street, Local Schools, and further benefitting from Gidea Parks Elizabeth Line Railway Station.

The property sits in a prominent position on Main Road behind a large carriage style driveway providing generous off-street parking and leads to an attached garage and the Entrance Porch. The front door opens to a generous Reception Hallway with doors opening to the ground floor accommodation comprising Sitting Room, Dining Room, Lounge opening to a Garden Room, Kitchen, and Ground Floor Shower Room with a separate W.C. An Internal door opens to a Large Garage which has been sectioned into two to provide a separate workshop whilst retaining a 23'10" deep Garage. To the first floor there are Four well-proportioned Bedrooms and a Family Bathroom W.C.

To the rear there are established gardens which enjoy a southerly aspect and are mainly lawned with flower and shrub borders.

Council Tax Band: G  
Tenure: Freehold  
Parking options: Driveway, Garage  
Garden details: Private Garden







# Main Road, Gidea Park, RM2

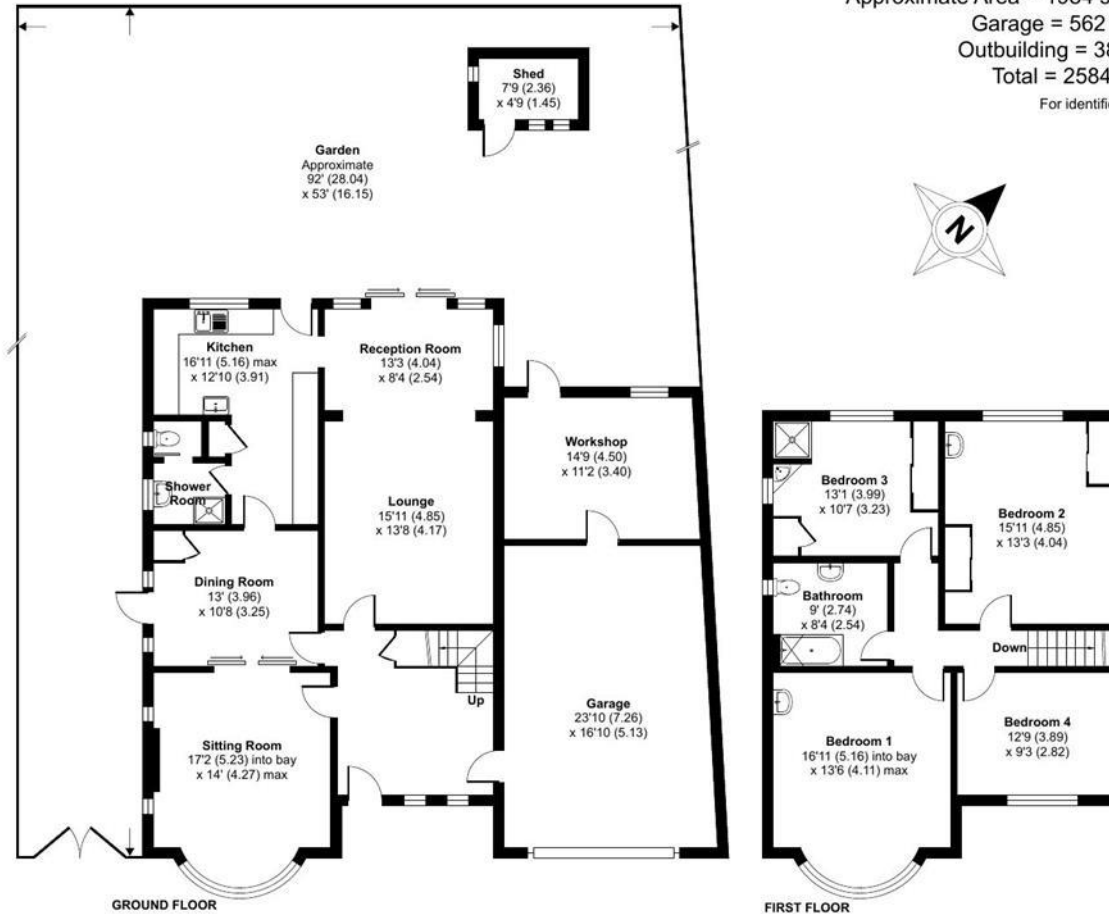
Approximate Area = 1984 sq ft / 184.3 sq m

Garage = 562 sq ft / 52.2 sq m

Outbuilding = 38 sq ft / 3.5 sq m

Total = 2584 sq ft / 240 sq m

For identification only - Not to scale



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: 1286007

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