



FONTAYNE AVENUE, MARSHALLS PARK

***** NO ONWARD CHAIN *** Generous Corner Plot | Extended Semi-Detached Home | Four Bedrooms | Four Reception Rooms | Bathroom W.C. | Shower Room W.C. | Ground Floor W.C. | Kitchen With Central Island | Detached Garage With Gated Access | Close To Romford Elizabeth Line Station |**

£750,000

SSTC

CHARLES STRATTON
ESTATE AGENTS



Occupying a generous corner plot within Marshalls Park is this Four-Bedroom Semi-Detached home.

The property is approached through well-maintained gardens leading to an Entrance Porch with doors opening to the ground floor accommodation comprising Four Reception Rooms, large Kitchen with central island fitted with modern high gloss units, and Cloakroom W.C.

To the first floor there are Four Bedrooms, Bathroom W.C. and further Shower Room W.C.

Enjoying a corner plot position, the property benefits from generous gardens to the front, side, and rear with the potential to further extend and enhance the current accommodation subject to the usual planning consents. There is a detached garage accessed via double gates from the road to the side of the property with own driveway offering secure off-road parking.

There are a number of good schools close by, whilst Romford Crossrail Elizabeth Line is approximately one mile away.



Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden







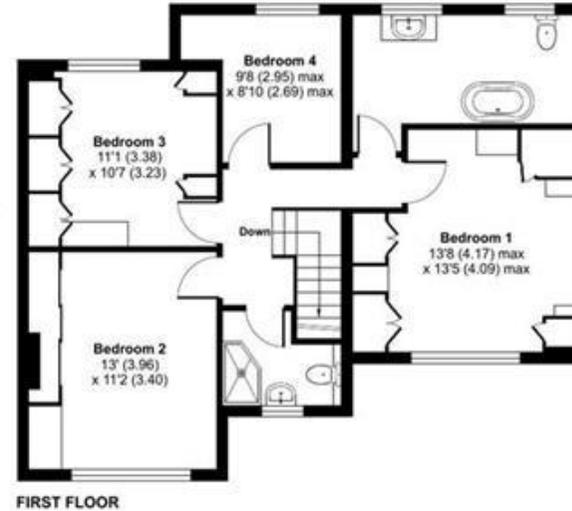
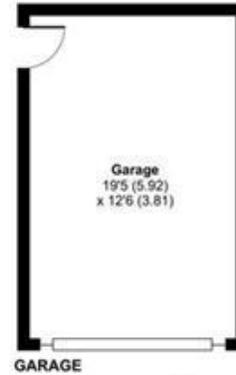
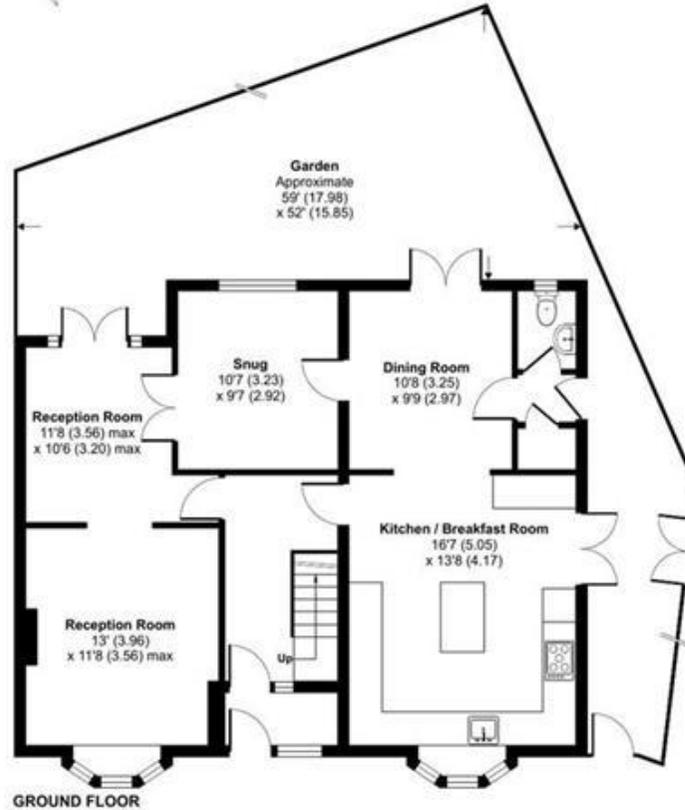




Fontayne Avenue, Gidea Park, RM1

Approximate Area = 1634 sq ft / 151.8 sq m
 Garage = 242 sq ft / 22.4 sq m
 Total = 1876 sq ft / 174.2 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). © nchocom 2024.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
65	77	77	77

Energy Efficiency Rating: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).
Environmental Impact (CO₂) Rating: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).

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.
 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
 Charles Stratton Estates Ltd

192 Main Road, Gidea Park, Romford RM2 5HA

Tel: 01708 726 817 Email: sales@charlesstratton.co.uk Website: www.charlesstratton.co.uk

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