



## 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

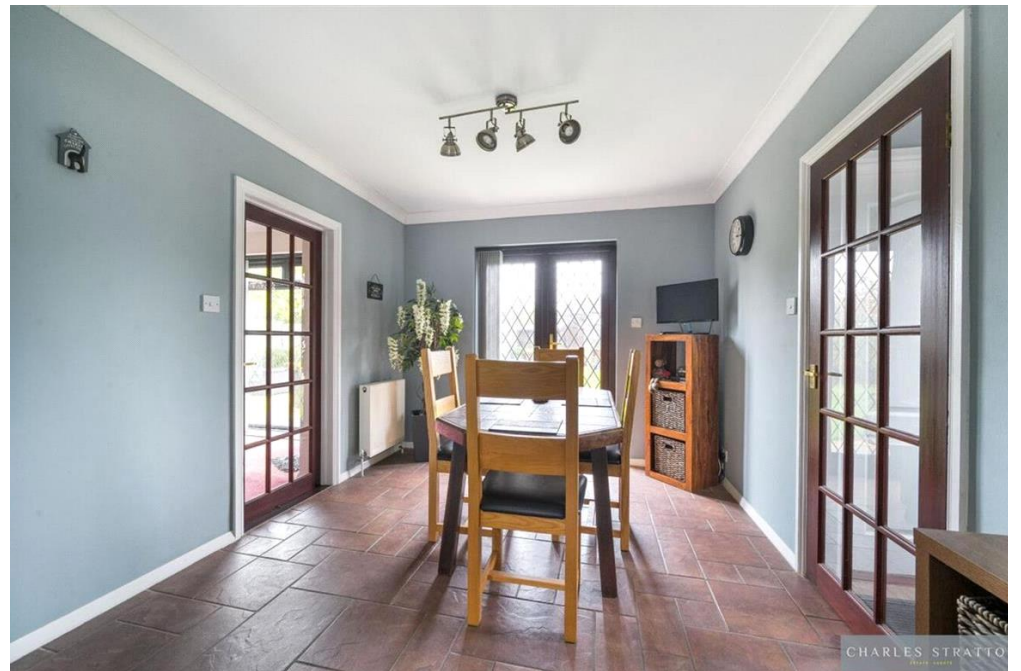
**Parking options:** Off Street

**Garden details:** Private Garden















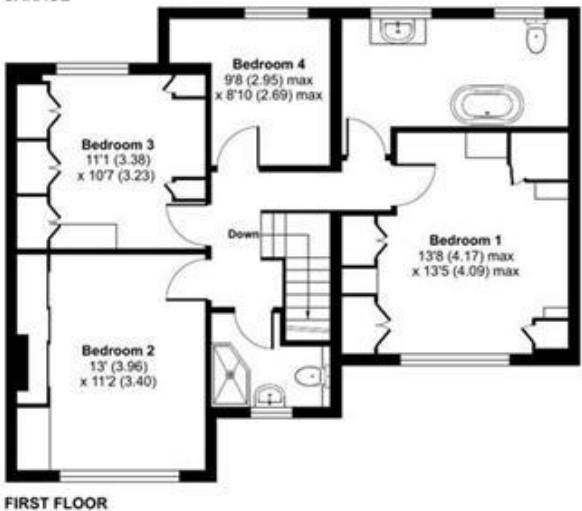
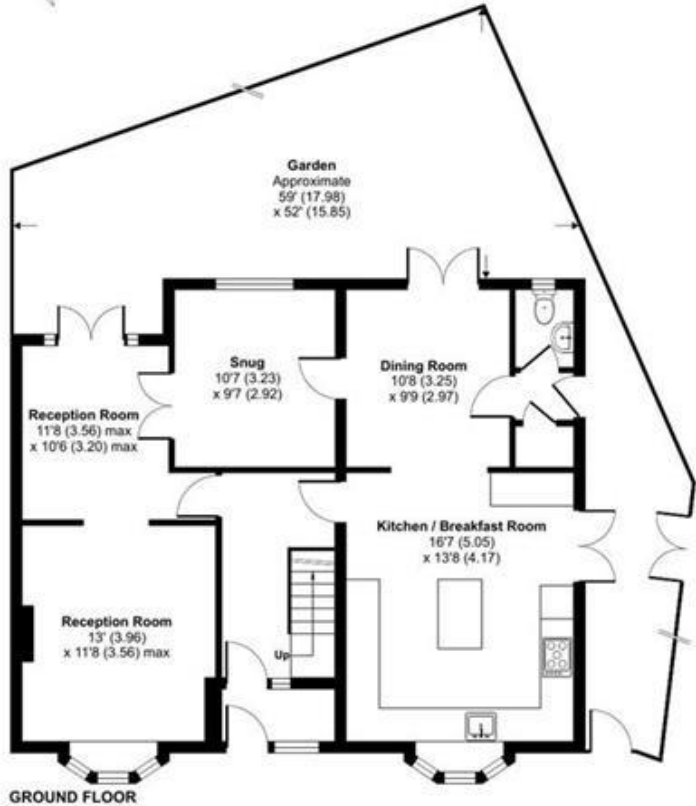






Fontayne Avenue, Gidea Park, RM1

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). © nchecom 2024.  
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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	
(92-100) <b>A</b>		(92-100) <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>		<b>England &amp; Wales</b>	
EU Directive 2002/91/EC		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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