



LINKS AVENUE, GIDEA PARK

Detached Home Backing Onto The Romford Golf Course - See Drone
Videography | Approx. 0.388 Acres | Five Bedrooms - Two With Balcony's
Overlooking The Rear Gardens | Three Bathrooms | Spacious Reception Hall |
Sitting Room | Dining Room | Conservatory | Kitchen Breakfast Room | Utility |

Guide Price £2,000,000



CHARLES STRATTON
ESTATE AGENTS



Imposing detached home situated on a generous plot backing onto The Romford Golf Course.

The property is approached by a large carriage style driveway which leads to a garage and a front door set beneath a columned porch opening to a spacious Reception Hall. From here, doors open to the Sitting Room, Conservatory, Cloakroom W.C. Dining Room with a large bay overlooking the rear gardens, and Kitchen Breakfast Room with a central island and separate Utility with a further W.C.

To the first floor there are Five Bedrooms, two with balcony's overlooking the rear gardens, and two with the benefit of En-Suite Shower Rooms in addition the Family Bathroom W.C.

Rear gardens measuring approximately 103' x 91'6" commence with a large sun-terrace laid to established gardens enjoying the picturesque backdrop of The Romford Golf Course.

The property is positioned in the cul-de-sac end of Links Avenue on one of the largest plots in the road. Seldom do properties of the size and position become available so any prospective purchasers are advised to contact us at their earliest opportunity.



Council Tax Band: G

Tenure: Freehold

Parking options: Off Street

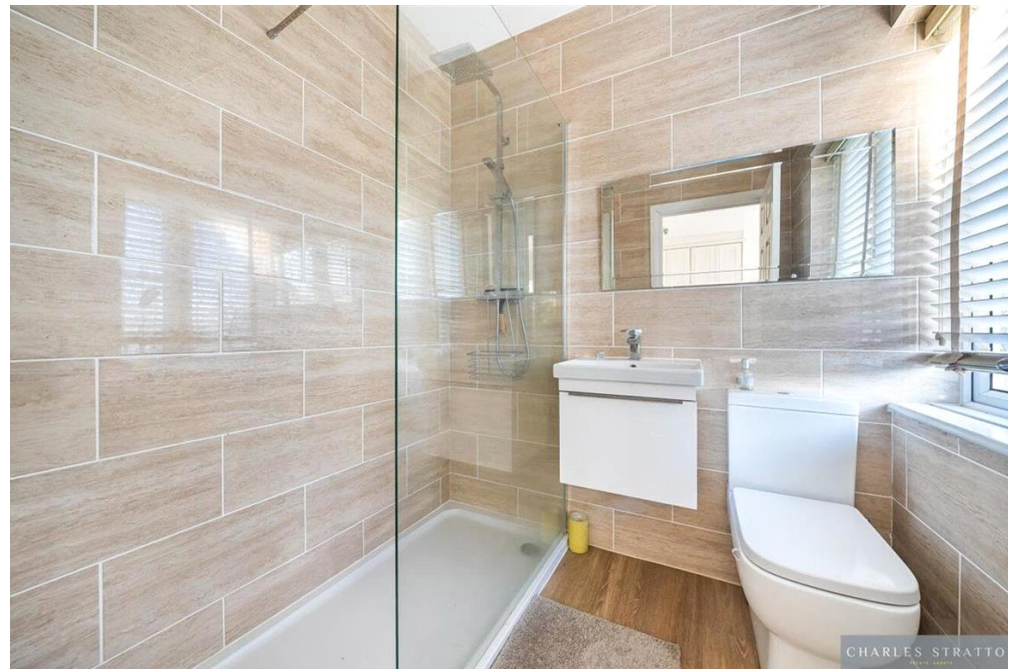
Garden details: Private Garden

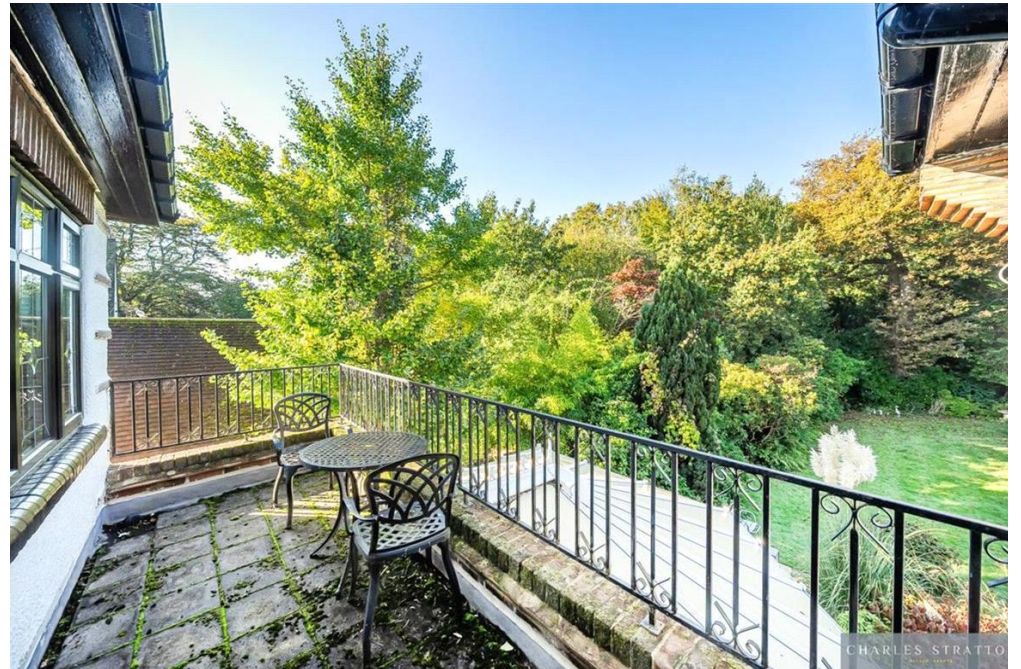
















Links Avenue, Gidea Park, RM2

Approximate Area = 2688 sq ft / 249.7 sq m

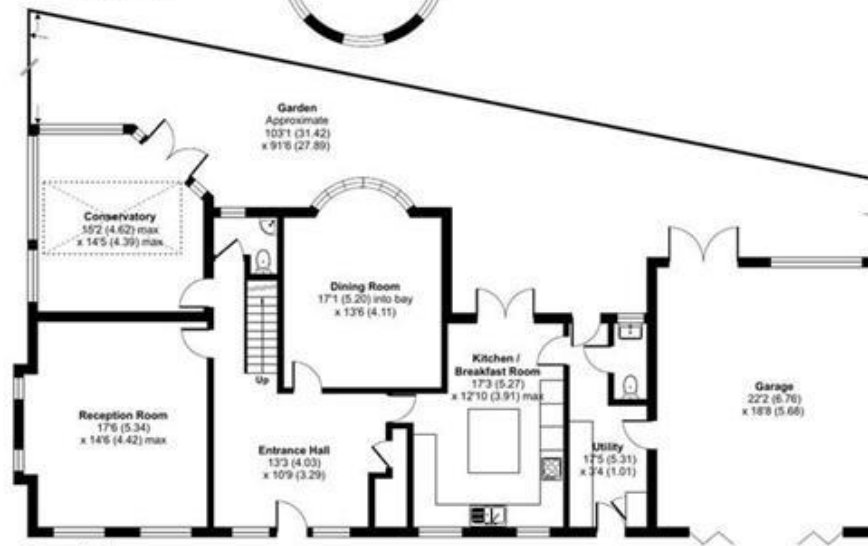
Garage = 413 sq ft / 38.3 sq m

Total = 3101 sq ft / 288 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rldchcom 2024. Produced for Charles Stratton Estates Ltd. REF: 1202852.

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	
England & Wales EU Directive 2002/91/EC		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 (CO ₂) emissions.	

Viewing by appointment only

Charles Stratton Estates Ltd

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