



LINKS AVENUE, GIDEA PARK

Four-Bedroom Detached Home Backing Onto Gidea Park and Romford Cricket Ground | Cul-De-Sac Position Within Links Avenue | Modern High Gloss Kitchen With Central Island | Dining Area | Garage/Utility Area | Ground Floor W.C. | En-Suite To Master Bedroom | First Floor Bathroom W.C. |



SSTC

CHARLES STRATTON
ESTATE AGENTS



Bright and spacious detached family home situated in a sought-after location in the cul-de-sac position within Links Avenue backing onto the Gidea Park and Romford Cricket Ground.

The property is approached by a large block paved driveway leading to the garage and front door and which provides off street parking for up to three cars.

Accommodation commences with an entrance hall encompassing a wealth of natural light through a tall coloured leaded light window with doors opening to a three splay bay fronted Lounge, Kitchen fitted with modern high gloss furniture with in-built appliances and a central island and which opens to the Dining Area, both enjoying open views of the cricket ground accessible from a private gate at the bottom of the garden. There is also a Cloakroom W.C. and an integral garage which has been converted to a utility area which completes the ground floor accommodation.

To the first floor there are Four Bedrooms, the master benefiting from En-suite and a Family Bathroom W.C.

The high street is within walking distance providing a good selection of shops, bars, and restaurants. Larger supermarkets and shopping facilities can be found at Gallows Corner and Romford Town Centre, whilst Gidea Park Railway Station less than a mile away now has the full benefit of the Crossrail Elizabeth Line.





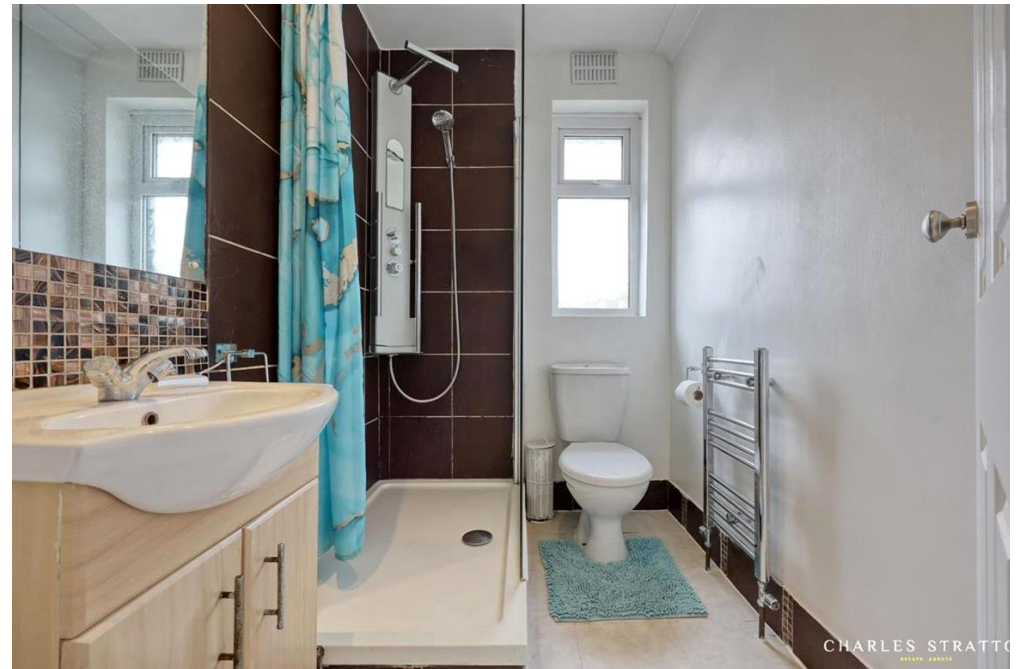








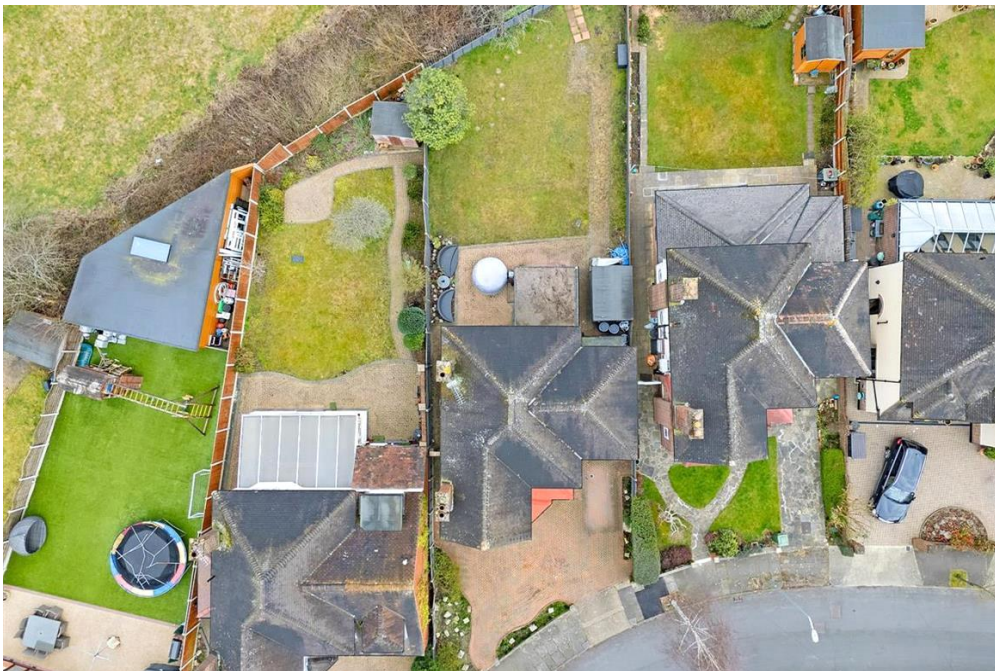


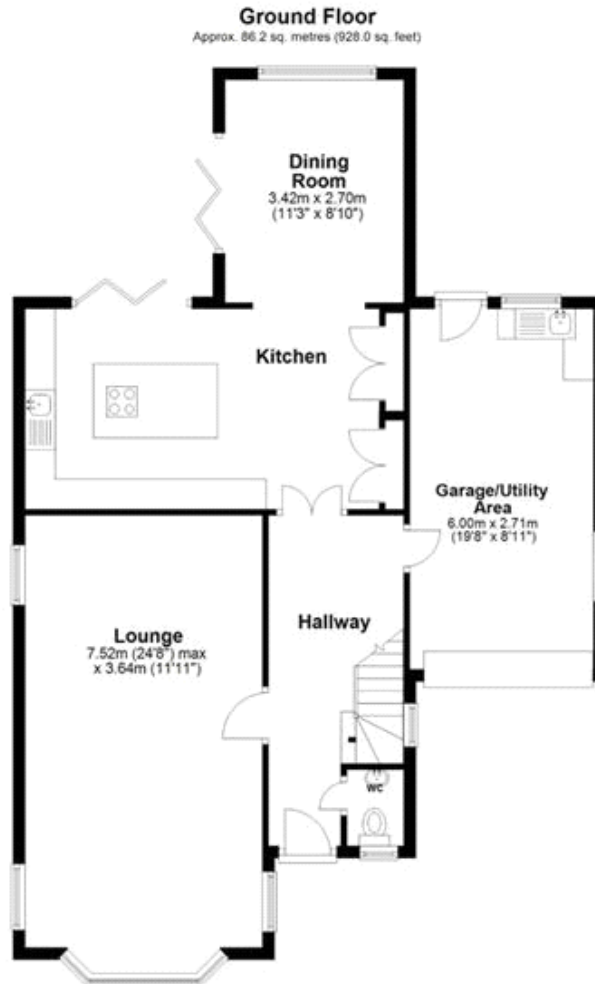












Total area: approx. 154.9 sq. metres (1667.9 sq. feet)
Links Avenue

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating		
Current	Potential	Current	Potential	
Very energy efficient - lower running costs (95-100) A (81-91) B (69-81) C (55-69) D (39-55) E (21-39) F (1-21) G Not energy efficient - higher running costs		62	Very environmentally friendly - lower CO₂ emissions (92-100) A (81-91) B (69-81) C (55-69) D (39-55) E (21-39) F (1-21) G Not environmentally friendly - higher CO₂ emissions	82
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.		England & Wales EU Directive 2002/91/EC 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
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