



## LODGE AVENUE, GIDEA PARK

Immaculately Presented 5 Bedroom Semi-Detached Home | Lounge/Diner | Conservatory | Kitchen | Ground Floor Shower Room W.C. | First Floor Bathroom W.C. | Garage | 89 Foot Rear Garden | Sheds and Outbuilding | Off Street Parking | Close to Lodge Farm and Raphaels Parks |

**£765,000** Freehold | 5 bedroom semi-detached house for sale

**SSTC**

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Immaculately presented Semi-Detached home situated within close proximity to Gidea Park Primary School and both Lodge Farm and Raphaels Parks.

The property is approached by a carriage style driveway providing off-street parking and leads to the Garage and Entrance Porch. Accommodation commences with an Entrance Hall with doors leading to the Lounge/Diner and in turn to the Conservatory, Kitchen, Ground Floor Shower Room W.C., and internal door to the Garage. To the first floor there are Five Bedrooms and Bathroom W.C.

To the rear, gardens have been meticulously maintained by the present owners commencing with a patio area laid to mainly lawned gardens with mature and well stocked borders. To the rear of the garden there is a timber outbuilding with a further decked patio area and two storage sheds.

The property further benefits from being accessible to both Gidea Park and Romford Elizabeth Line Railway Stations, local bus routes and Romford Town Centre.

Council Tax Band: F  
Tenure: Freehold





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# Lodge Avenue, Gidea Park, RM2

Approximate Area = 1599 sq ft / 148.5 sq m  
 Garage = 33 sq ft / 3 sq m  
 Outbuildings = 230 sq ft / 21.3 sq m  
 Total = 1862 sq ft / 172.8 sq m  
 For identification only - Not to scale



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (PMS2 Residential). © nichecom 2025. Produced for Charles Stratton Estates Ltd. REF: 1286006

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>	<b>67</b>	(55-68) <b>D</b>	<b>78</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  
 Charles Stratton Estates Ltd

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