



PARKWAY, GIDEA PARK

Detached House on The Gidea Park Exhibition Estate | Four Bedrooms | Two En-Suites | Family Bathroom W.C. | Lounge | Sitting Room | Kitchen/Diner | Separate Utility | G.F.W.C. | Conservatory | Detached Double Garage | Summer House | Rear Garden Approximately 85' X 44' |

Offers Over £1,250,000



SSTC

CHARLES STRATTON
ESTATE AGENTS



Exceptional example of a Gidea Park Exhibition Home enjoying views of Raphaels Park which has been beautifully maintained by its existing owners.

The property is approached through a well-maintained garden which is mainly lawned with a privet hedge and Indian Sandstone borders and pathway leading to the front door.

Accommodation commences with an Entrance Hallway with doors opening to the Sitting Room, Lounge which opens to the Conservatory, Kitchen/Diner with Sperate Utility, and Cloakroom W.C. To the first floor there are Four Bedrooms, two with En-Suite Shower Rooms, and Family Bathroom W.C.

The rear gardens have been meticulously maintained and are ideal for a family or those who like to entertain. Commencing with a large Sun Terrace, a pathway leads mainly lawned gardens to the rear, where there is a large Summer House with power and lighting, and a further paved seating area. The rear of the property enjoys an unoverlooked position backing onto the gardens of Meadway.

Situated just across the road is a large detached garage measuring 23'4" X 16'6" with further parking for two to three vehicles on the approaching driveway included in the sale of this property.

Parking options: Driveway, Garage





Ground Floor
Approx. 120.0 sq. metres (1291.5 sq. feet)



Outbuilding
Approx. 35.7 sq. metres (384.1 sq. feet)



First Floor
Approx. 87.3 sq. metres (939.9 sq. feet)



Total area: approx. 243.0 sq. metres (2615.5 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or dimensions quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

Parkway

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-1) A		Very environmentally friendly - lower CO ₂ emissions (92-1) A	
(81-91) B		(81-91) B	
(55-68) C	62	(55-68) C	78
(39-54) D		(39-54) D	
(21-38) E		(21-38) E	
(1-20) F		(1-20) F	
Not energy efficient - higher running costs (1-20) G		Not environmentally friendly - higher CO ₂ emissions (1-20) G	

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 (CO₂)

Viewing by appointment only
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