



LINKS AVENUE, GIDEA PARK

Four Bedrooms | Three Bathrooms | Lounge/Diner | Kitchen Open Plan to Orangery | Separate Utility | Study | Ground Floor W.C. | Carriage Style Driveway | Cul-de-Sac Position Within Links Avenue | Backing onto Gidea Park and Romford Cricket Ground |

£1,150,000 Four Bedroom Detached Home EPC D



CHARLES STRATTON
ESTATE AGENTS



Situated in a sought-after position with the Links Avenue backing onto the Gidea Park and Romford Cricket Ground is this impressive, detached family home.

The property is approached by a carriage style driveway which leads to the front door which opens to a spacious Reception Hall. From here, doors open to a Ground Floor Cloakroom W.C., the Lounge/Diner which opens to the Orangery overlooking the rear gardens, Kitchen which is open plan to the Orangery, with a separate utility and door opening to the former Garage which has been converted to a Study.

To the first floor there are Four Bedrooms, two benefitting from En-Suite Shower Rooms and a Four Piece Family Bathroom.

To the rear there are established and well-maintained gardens with a large patio area and pathway leading to the Summer House. The rear of the property has an unobstructed aspect enjoying views over the Gidea Park and Romford Cricket Ground.

Garden details: Private Garden





Links Avenue, Romford, RM2

Approximate Area = 2012 sq ft / 186.9 sq m (excludes store)

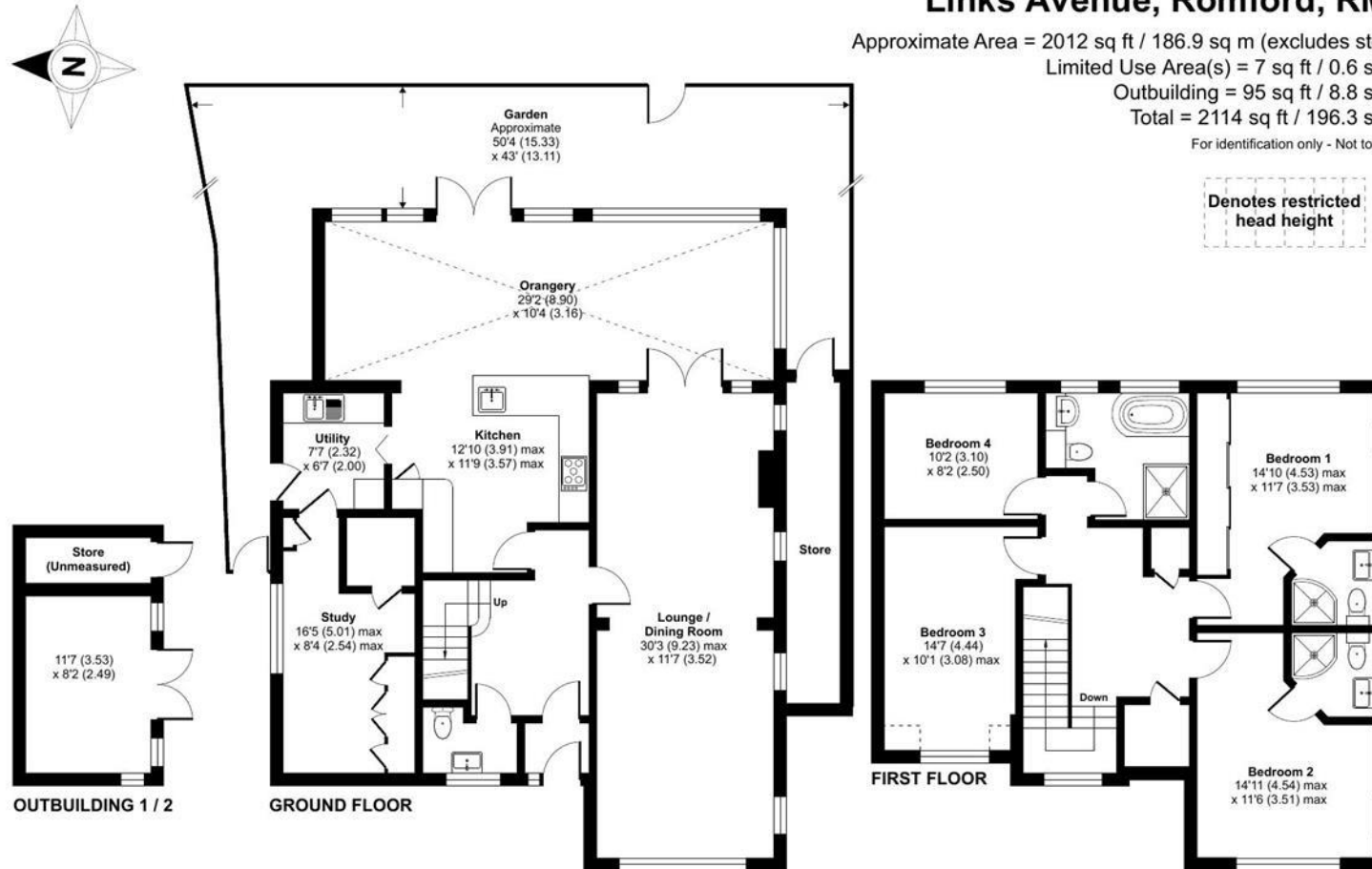
Limited Use Area(s) = 7 sq ft / 0.6 sq m

Outbuilding = 95 sq ft / 8.8 sq m

Total = 2114 sq ft / 196.3 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Charles Stratton Estates Ltd. REF: 1332876

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).	

Viewing by appointment only

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