



AMERY GARDENS, GIDEA PARK

Outstanding Recently Refurbished Mid-Terrace Home | Open Plan
Kitchen/Family Room with Central Island | Bay-Fronted Lounge | G.F.W.C. |
Three Bedrooms | First Floor Bathroom | Rear Garden Approximately 67' | Off-
Street Parking | Walking Distance to Gidea Park's Elizabeth Line Railway Station

CHARLES STRATTON
ESTATE AGENTS



Beautifully appointed Three-Bedroom Mid-Terraced Home which has been thoughtfully remodelled and refurbished by its existing owners situated within walking distance of Gidea Park's Elizabeth Line Railway Station which should be viewed at your earliest opportunity so as not to be disappointed.

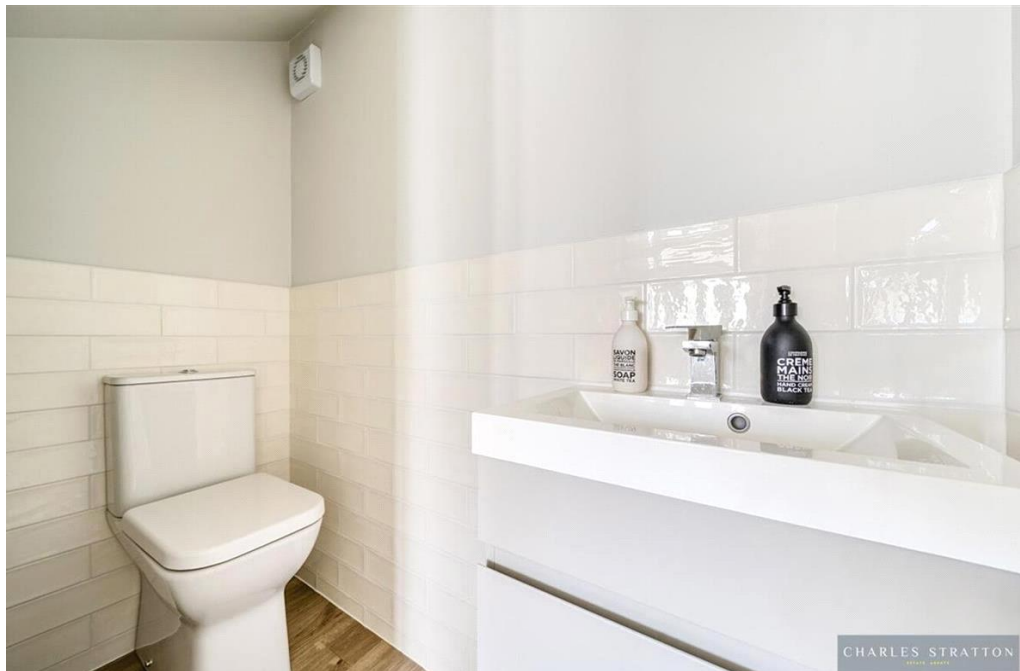
Accommodation commences with an Entrance Hall with doors opening to a Bay-Fronted Lounge, Cloakroom W.C., and the hub of the home, an open-plan Kitchen/Family Room fitted with modern contemporary kitchen furniture in a matt finish with a central island incorporating a Breakfast Bar which opens to the Patio and Rear Gardens.

To the first floor there are Three Bedrooms and modern Bathroom W.C.

The Rear Gardens are mainly lawned with stepping stones leading to an outbuilding at the rear which has been split to be a Summer House and Shed/Store.

Tenure: Freehold

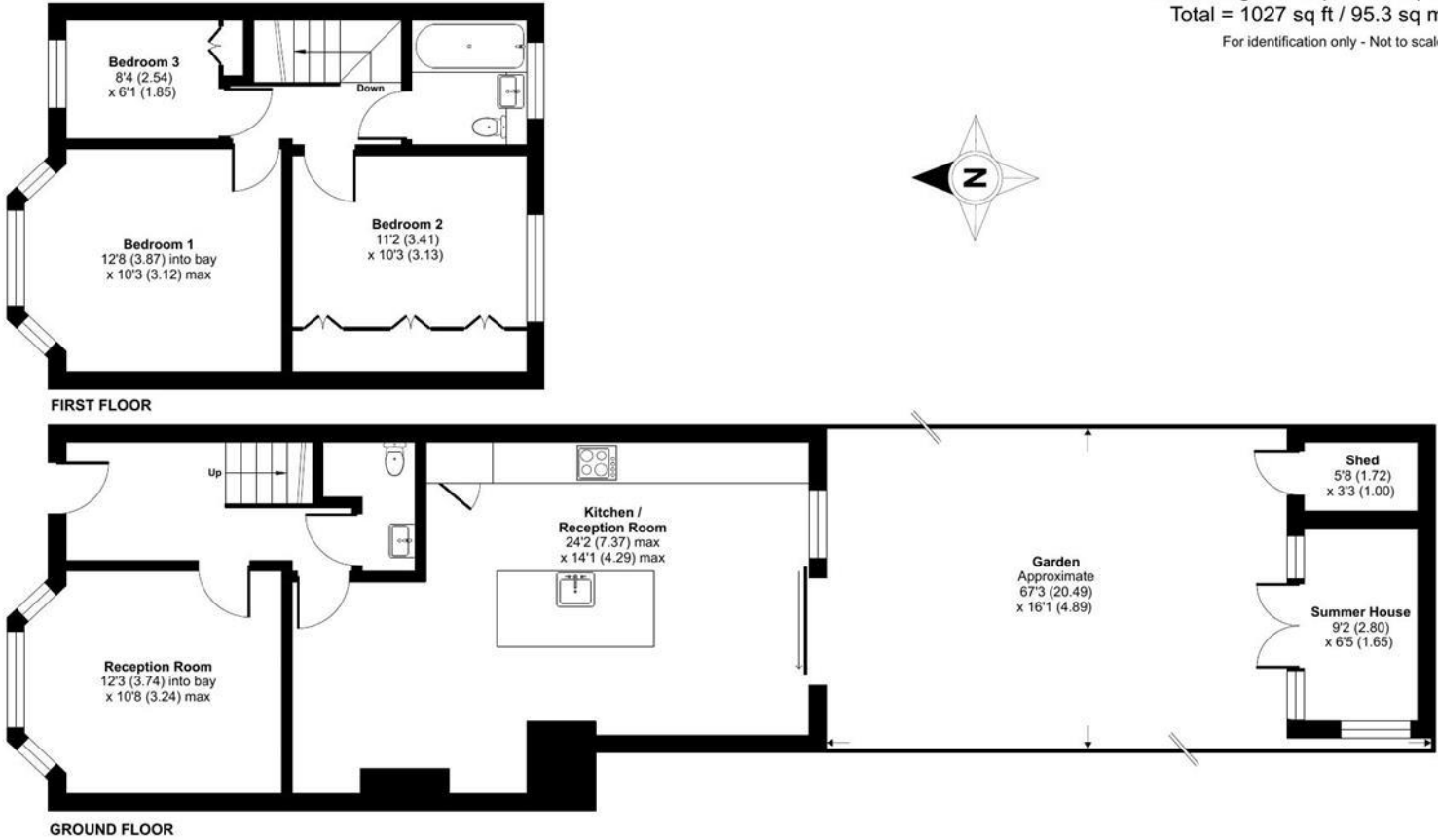




Amery Gardens, Romford, RM2

Approximate Area = 959 sq ft / 89 sq m
Outbuilding = 68 sq ft / 6.3 sq m
Total = 1027 sq ft / 95.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Charles Stratton Estates Ltd. REF: 1343854

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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