



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



SSTC

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.

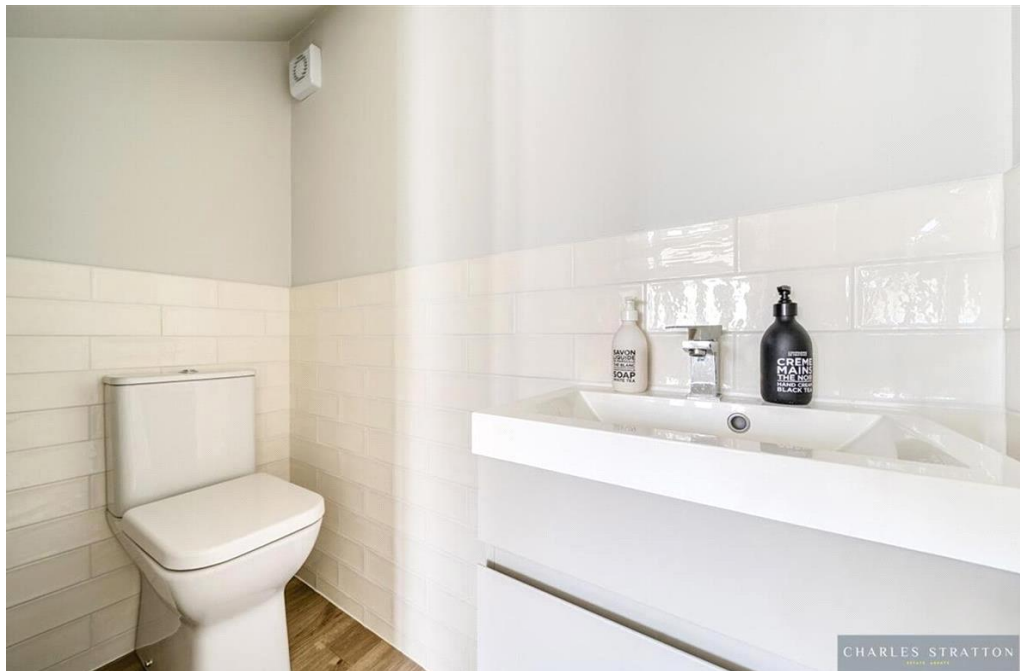
Accommodation commences with an Entrance Hall with doors opening to a Bay-Fronted Lounge, Cloakroom W.C., and the hub of the home, an open-plan Kitchen/Family Room fitted with modern contemporary kitchen furniture in a matt finish with a central island incorporating a Breakfast Bar which opens to the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

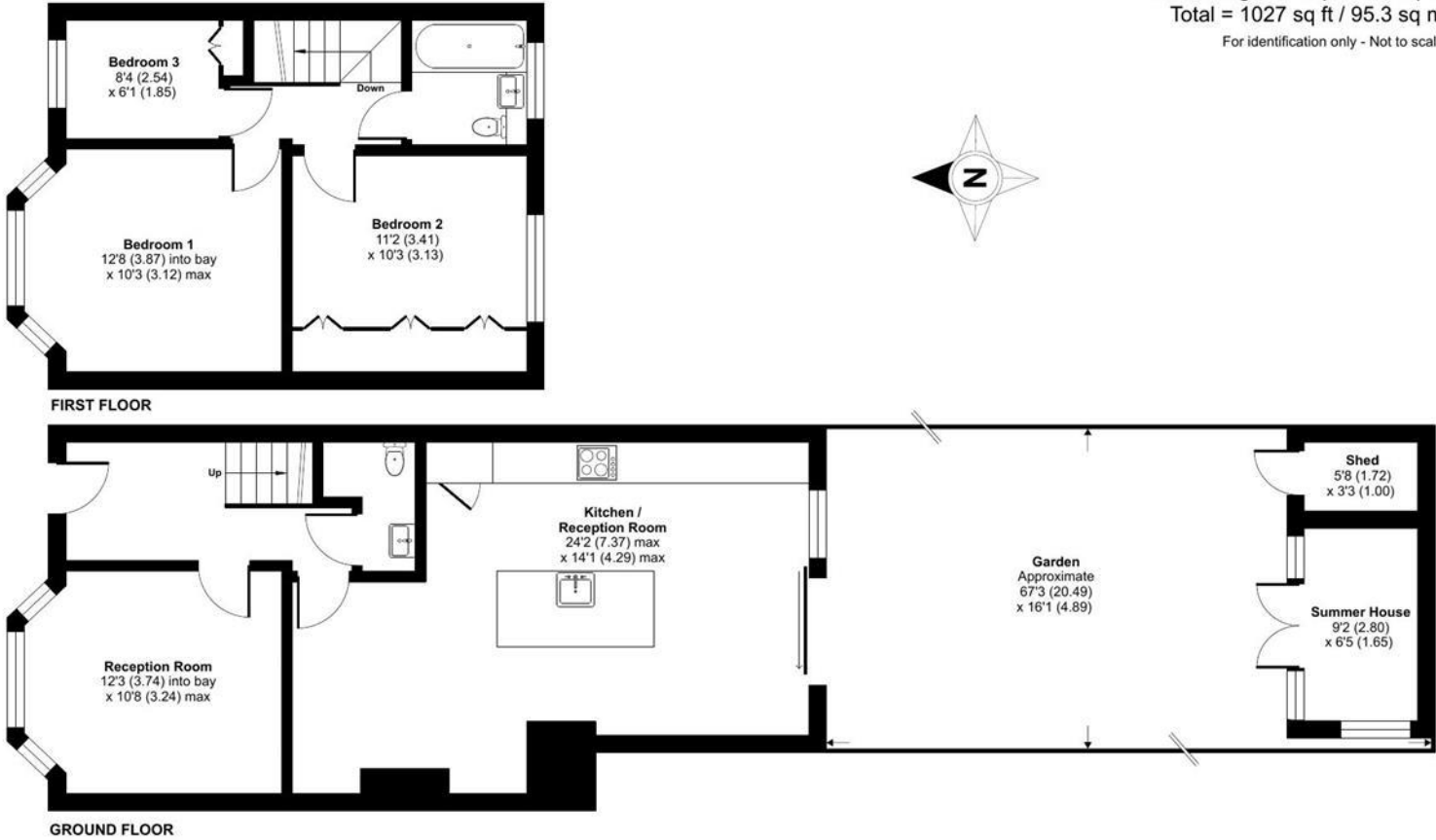
Tenure: Freehold





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 A (91-100) B (81-90) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) 64		Very environmentally friendly - lower CO₂ emissions A (91-100) B (81-90) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) 81	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		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
Charles Stratton Estates Ltd

192 Main Road, Gidea Park, Romford RM2 5HA

Tel: 01708 726 817 Email: sales@charlesstratton.co.uk Website: www.charlesstratton.co.uk/

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. For any information regarding broadband and mobile phone signals go to OfCom via this link - <https://checker.ofcom.org.uk/>