



REED POND WALK, GIDEA PARK

Beautiful Residence Situated on the Exhibition Estate | Four Bedrooms | Three Bathrooms | Lounge | Sitting Room | Dining Room | Kitchen | Utility | Large Rear Garden | Own Driveway | Garage | No Onward Chain

Offers Over £1,100,000

Freehold | Four Bedroom Detached House | Gidea Park Exhibition Estate

CHARLES STRATTON
ESTATE AGENTS



Charming character home situated in one of the Gidea Park Exhibition Estate's most sought after turnings which is being offered with no onward chain.

The property is approached by its own driveway which leads to the garage and front door. Accommodation commences with an entrance hall with doors which lead to the bay fronted Lounge, Dining Room, Ground Floor Bathroom W.C. Kitchen which has a separate Utility and is open plan to a bright and spacious Sitting Room with views overlooking the generous rear gardens of approximately 115 feet.

To the first floor there are four Bedrooms, the master benefitting from En-Suite Bathroom and Dressing Area, and Shower Room W.C.

The rear of the property enjoys a southerly aspect commence with a large sun terrace laid to mainly lawned gardens.

The property is situated just a short distance from Raphael's Park and The Romford Golf Club whilst Gidea Park High Street with its fine selection of local shops, restaurants and pubs is situated at the top of Heath Drive. Gidea Park Railway Station provides excellent rail links to London Liverpool Street and pending Crossrail Links which makes the area popular with the London commuter.

Council Tax Band: G

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden







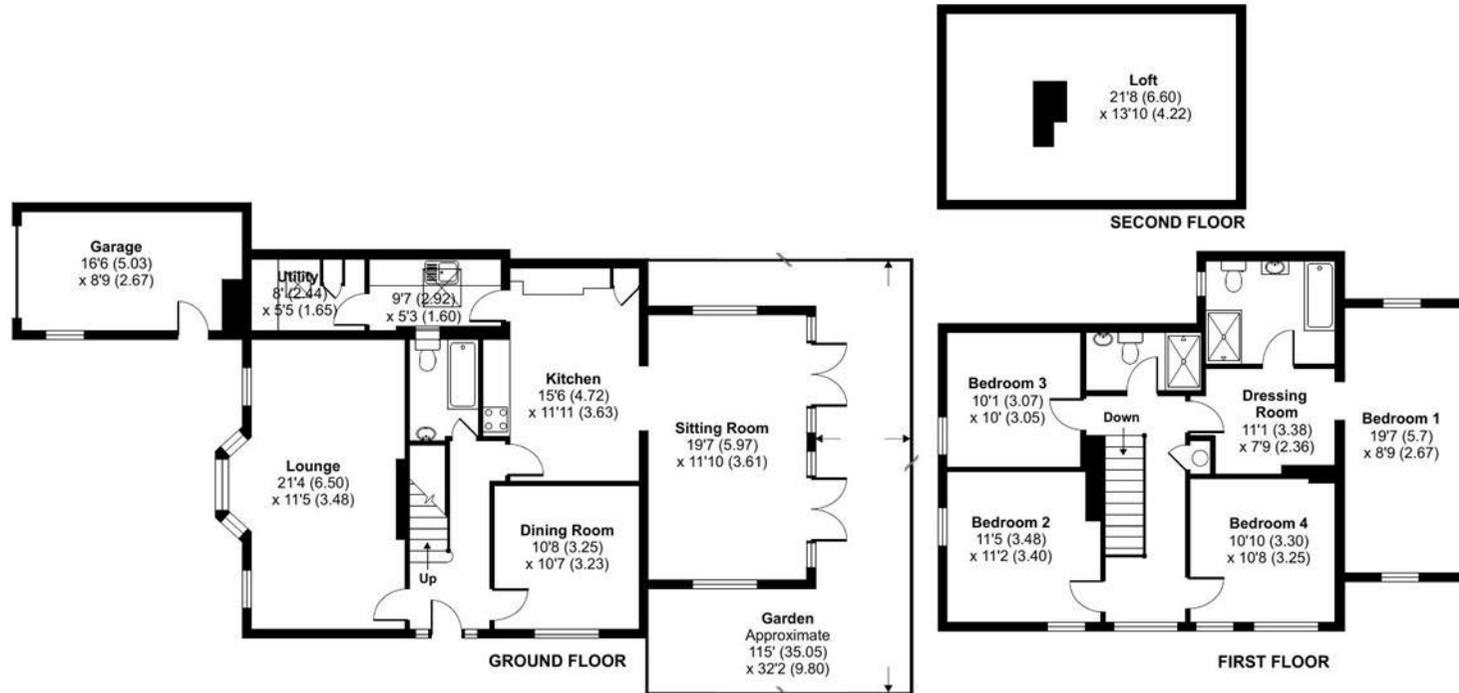
Reed Pond Walk, Gidea Park, Romford, RM2

Approximate Area = 2205 sq ft / 204.8 sq m

Garage = 140 sq ft / 13 sq m

Total = 2345 sq ft / 217.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrlcheom 2022. Produced for Charles Stratton Estates Ltd. REF: 828805

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	
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales	England & Wales	England & Wales	England & Wales

Current Energy Rating: **E** (56)

Current Environmental Impact Rating: **D** (75)

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 (CO₂).

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/>