



## REED POND WALK, GIDEA PARK

**\*\*\* GUIDE PRICE £1,150,000 TO £1,250,000 \*\*\* 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**

**Guide Price £1,150,000**

**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). © nrichcom 2022. Produced for Charles Stratton Estates Ltd. REF: 828805

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
92-100 <b>A</b>		92-100 <b>A</b>	
81-91 <b>B</b>		81-91 <b>B</b>	
69-80 <b>C</b>		69-80 <b>C</b>	
55-68 <b>D</b>		55-68 <b>D</b>	
39-54 <b>E</b>		39-54 <b>E</b>	
21-38 <b>F</b>		21-38 <b>F</b>	
1-20 <b>G</b>		1-20 <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> 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<sub>2</sub>).

Viewing by appointment only

Charles Stratton Estates Ltd

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