







*** 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





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

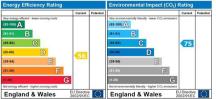
Approximate Area = 2205 sq ft / 204.8 sq m Garage = 140 sq ft / 13 sq m Total = 2345 sq ft / 217.8 sq m

For identification only - Not to scale





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



Viewing by appointment only Charles Stratton Estates Ltd 192 Main Road, Gidea Park, Romford RM2 5HA

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