



BROADWAY, GIDEA PARK

Five Bedroom Detached Home | Approximately 2967 Square Feet | Three Bathrooms | Two Reception Rooms | Large Open Plan Kitchen/Diner | Study | Conservatory | Cloakroom W.C. | Basement | Rear Garden Approximately 170' | Backing onto a Private Lake |

£1,850,000

CHARLES STRATTON
ESTATE AGENTS



Occupying a truly beautiful position with 170' of established rear gardens backing onto a private lake is this tastefully designed detached residence which has been thoughtfully planned to keep many of its period style and features to combine with today's open plan living design.

The property is set well back from the road behind a deep carriage style driveway. The front door opens to an Entrance Hall with doors opening to Two Reception Rooms, Study, Conservatory, G.F.W.C., and the hub of the home, a large open plan Kitchen/Dining/Living Room, fitted with a range of modern high gloss kitchen furniture complimented with a central island overlooking the rear gardens and lake beyond. To the first floor there are Five Bedrooms, two with En-Suite facilities and a Family Bathroom W.C.

The rear gardens are substantial, well-kept, and are ideal for the family and entertaining. Commencing with a paved patio, steps descend to the lawn where there is a gated access to the basement area. There is a garden pond, further patio area, and a brick-built bar as you walk through the garden to the beautiful lake at the rear. Here, is another waterside patio where you can sit and relax watching the natural wildlife on the lake in a very peaceful setting that only a handful of properties have the benefit of enjoying.



Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Rear Garden



















Total area: approx. 275.7 sq. metres (2967.9 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Broadway

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92-100)	77
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	

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EU Directive 2002/91/EC

England & Wales

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.

Viewing by appointment only
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