



## PARKWAY, GIDEA PARK

Three-Bedroom Detached Home | Gidea Park Exhibition Estate | En-Suite to Master Bedroom | Four Piece Family Bathroom | Lounge | Kitchen/Breakfast Room | Conservatory/Living Room/Dining Area | Large Study | G.F.W.C. | Close to Raphaels Park | Own Driveway | No Onward Chain |

**£1,000,000** Freehold | 3 bedroom detached house for sale



**CHARLES STRATTON**  
ESTATE AGENTS



Three-Bedroom Detached Home situated in a sought-after road on the Gidea Park Exhibition Estate.

Accommodation commences with a Reception Hall with Oak Doors opening to the ground floor accommodation comprising Lounge, Kitchen/Breakfast Room fitted with framed oak kitchen furniture, which opens to a large conservatory encompassing both a Living and Dining Area, a large Study fitted with oak panelling and a Cloakroom W.C.

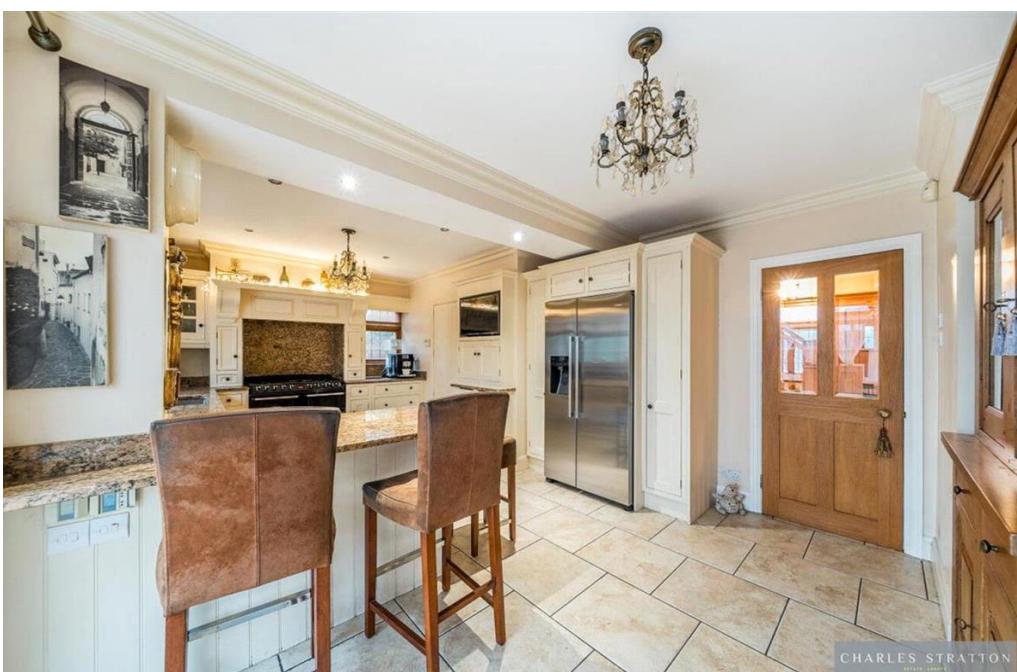
A returning staircase with an Oak Spindle Rail Balustrade and Newel Posts ascends to a large first floor landing with doors opening to three well-proportioned bedrooms, the Master with En-Suite, and a Four Piece Family Bathroom W.C.

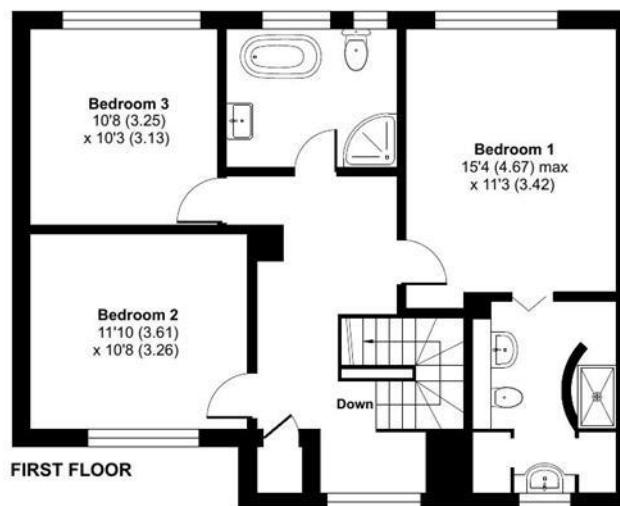
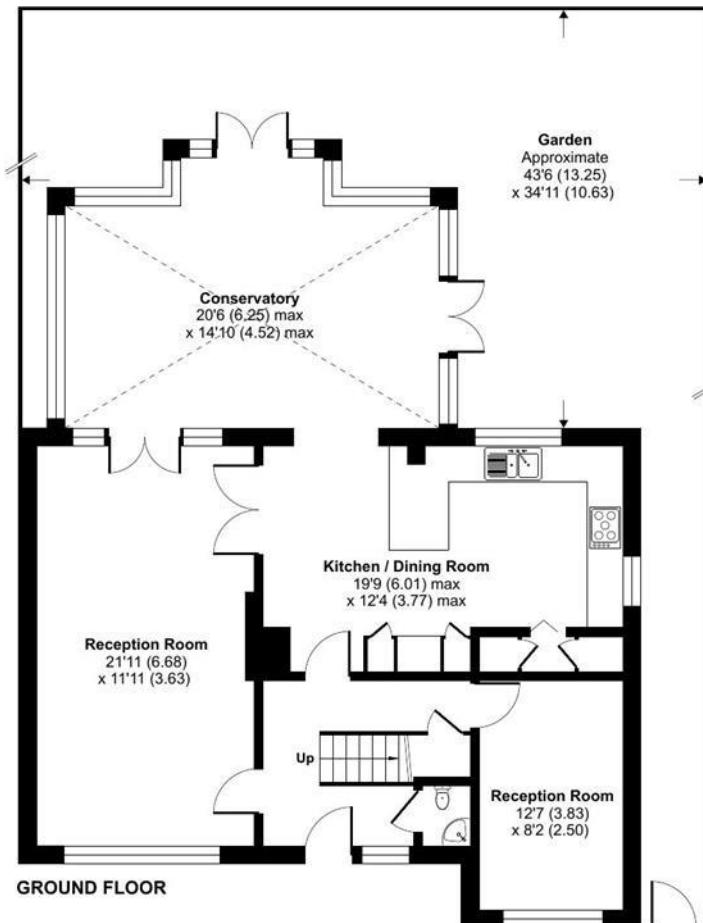
Tenure: Freehold

Parking options: Driveway

Garden details: Front Garden, Rear Garden







## Parkway, Gidea Park , RM2

Approximate Area = 1784 sq ft / 165.7 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). © ntcicom 2025. Produced for Charles Stratton Estates Ltd. REF: 1394814

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-1) A		Very environmentally friendly - lower CO <sub>2</sub> emissions (92-1) A	
(81-91) B		(81-91) B	
(69-80) C	55	(69-80) C	75
(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			
England & Wales		EU Directive 2020/1820	
The environmental impact rating is a measure of the 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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