



REED POND WALK, GIDEA PARK

Beautifully Presented Detached Home | Gidea Park Exhibition Estate | Four Double Bedrooms | Three Bathrooms | Three Reception Rooms | Cloakroom W.C. | Kitchen | Double Glazing | Rear Garden Approximately 108' x 40' | Internal Viewing Highly Recommended |

Guide Price £1,100,000



CHARLES STRATTON
ESTATE AGENTS



Situated in one of the Gidea Park Exhibition Estate's most desirable turnings is this stunning Four Bedroom Double Detached Home which has been beautifully re-modelled and re-furbished by its existing owners.

The property is approached by a covered gate which opens to the front garden with a pathway leading to the entrance. Accommodation commences with a Reception Hallway with doors opening to a dual aspect Sitting Room and Further Reception Room that overlook the front aspect. Overlooking the rear gardens are the open plan Kitchen and Dining Room.

Stairs ascend to the first floor with a Cloakroom W.C. on the return where there are three well-proportioned Bedrooms, the Master having a Dressing Room and En-Suite Shower Room, in addition to the Family Bathroom W.C. On the upper floor there is the second Bedroom with a further En-Suite and Dressing Room.

To the rear there is a raised Sun Terrace which enjoys an elevated position overlooking the gardens which are mainly lawned with flower and shrub beds to borders and a further patio/hardstanding area at the rear.

Reed Pond Walk 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.



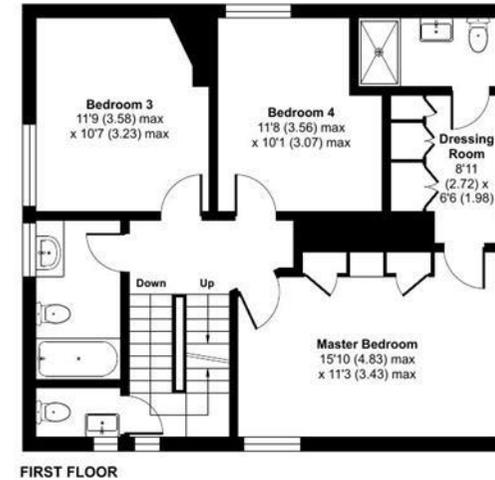
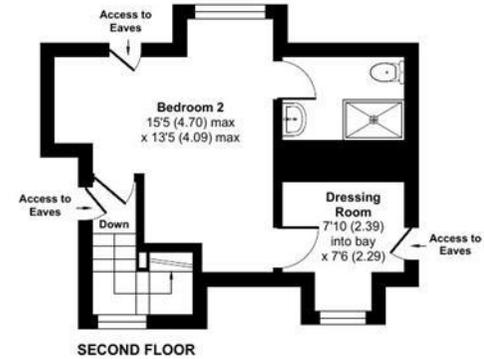
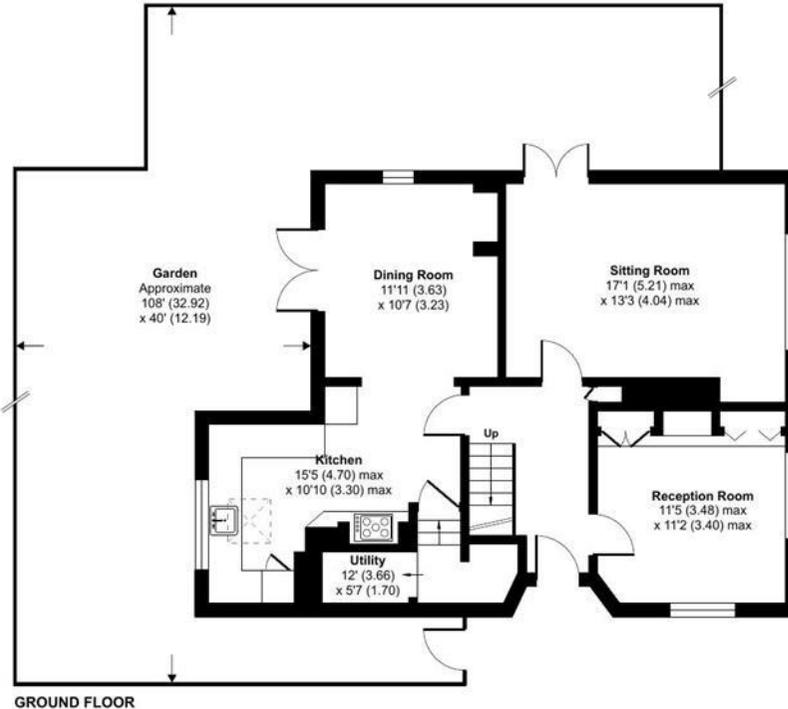
Council Tax Band: G
Tenure: Freehold
Parking options: On Street
Garden details: Private Garden



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Approximate Area = 1796 sq ft / 167 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). © nrlhcom 2022. Produced for Charles Stratton Estates Ltd. REF: 892863

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	82
69-80 C		69-80 C	
55-68 D		55-68 D	
39-54 E	73	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	
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 (CO₂).

Viewing by appointment only
Charles Stratton Estates Ltd

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