



## BROOK ROAD, GIDEA PARK

\*\*\* GUIDE PRICE £1,000,000 TO £1,050,000 \*\*\* Four Bedroom Detached Home | En-Suite to Master Bedroom | Four Piece Family Bathroom | Lounge | Dining Room | Kitchen/Breakfast Room | G.F.W.C. | Rear Garden Approx. 114 Feet | Off Street Parking | Garage | Close to Raphaels and Lodge Farm Parks |

**Guide Price £1,000,000** Freehold | 4 bedroom detached house for sale

CHARLES STRATTON  
ESTATE AGENTS



**\*\*\* GUIDE PRICE £1,000,000 TO £1,050,000 \*\*\*** Spacious and Well-Proportioned Detached Family Home situated on the Gidea Park Exhibition Estate situated close to local Parks and Open Spaces, The Romford Golf Club and Gidea Park Lawn Tennis Club whilst being conveniently positioned for access to Gidea Parks Elizabeth Line Railway Station and Romford Town Centre's shopping facilities.

The property is approached by a paved driveway which provides Off-Street Parking and Own-Driveway to the Integral Garage.

The front door opens to an Entrance Hall with doors leading to the Lounge with views over the established rear gardens, Dining Room, Kitchen/Breakfast Room, and Cloakroom W.C. To The first floor there are Four Bedrooms and well-appointed En-Suite and a Family Bathrooms.

The Rear Garden measures approximately 114 feet in length and commences with a large Patio with steps ascending to mainly lawned gardens complimented by flower and mature shrub beds.

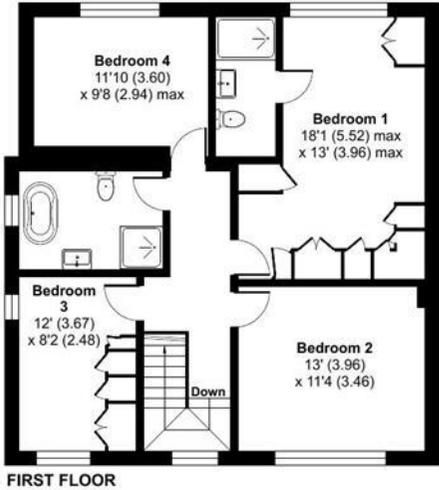
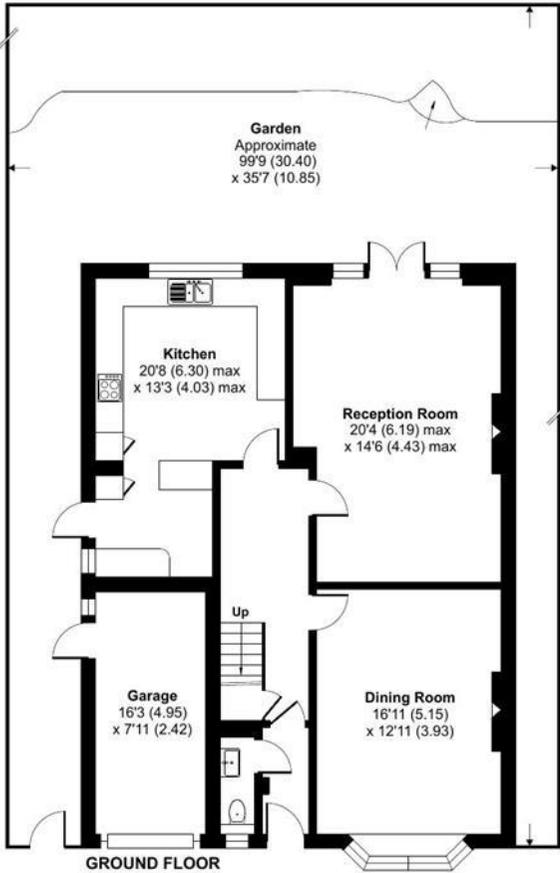
Council Tax Band: F  
Tenure: Freehold  
Parking options: Garage, Off Street  
Garden details: Rear Garden





# Brook Road, Gidea Park, RM2

Approximate Area = 1772 sq ft / 164.6 sq m  
 Garage = 128 sq ft / 11.8 sq m  
 Total = 1900 sq ft / 176.4 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). © nichecom 2026. Produced for Charles Stratton Estates Ltd. REF: 1416772

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
68		78	

**Energy Efficiency Rating**  
 Very energy efficient - lower running costs  
 A (92+) | B (81-91) | C (69-80) | D (55-68) | E (39-54) | F (21-38) | G (1-20)  
 Not energy efficient - higher running costs

**Environmental Impact (CO<sub>2</sub>) Rating**  
 Very environmentally friendly - lower CO<sub>2</sub> emissions  
 A (92+) | B (81-91) | C (69-80) | D (55-68) | E (39-54) | F (21-38) | G (1-20)  
 Not environmentally friendly - higher CO<sub>2</sub> emissions

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  
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