



BROOK ROAD, GIDEA PARK

*****GUIDE PRICE £900,000 TO £925,000***** Gidea Park Exhibition Estate | Four-Bedroom Detached Art Deco Style Home | Master Bedroom with En-Suite and Rear Balcony | Four Piece Bathroom W.C. | Lounge | Open Plan Kitchen/Diner | Large Study/Playroom | G.F.W.C. | Garage | Rear Garden Approx. 78'7 X 38'10 |

Guide Price £900,000



CHARLES STRATTON
ESTATE AGENTS



Meticulously maintained Art Deco style home situated on the Gidea Park Exhibition Estate which should be internally viewed at your earliest opportunity.

The property is approached by a generous driveway leading to the Garage and the front door which opens to the living accommodation.

To the ground floor there is a Lounge and open plan Kitchen/Diner which enjoy views over the rear garden with a southerly aspect and are complimented by a large Study/Playroom and a Cloakroom W.C. To the first floor there are Four Bedrooms, the Master benefiting from En-suite and a rear Balcony, and a further Four Piece Bathroom W.C.

The Rear Gardens are mature and mainly lawned commencing with a large patio area accessible from the two principal Reception Rooms.

The property is located within walking distance to the High Street which has a good selection of shops and amenities to serve the local residents and Gidea Park Elizabeth Line Railway is an approximate further five-minute walk away.

Tenure: Freehold

Parking options: Garage, Off Street

Garden details: Rear Garden





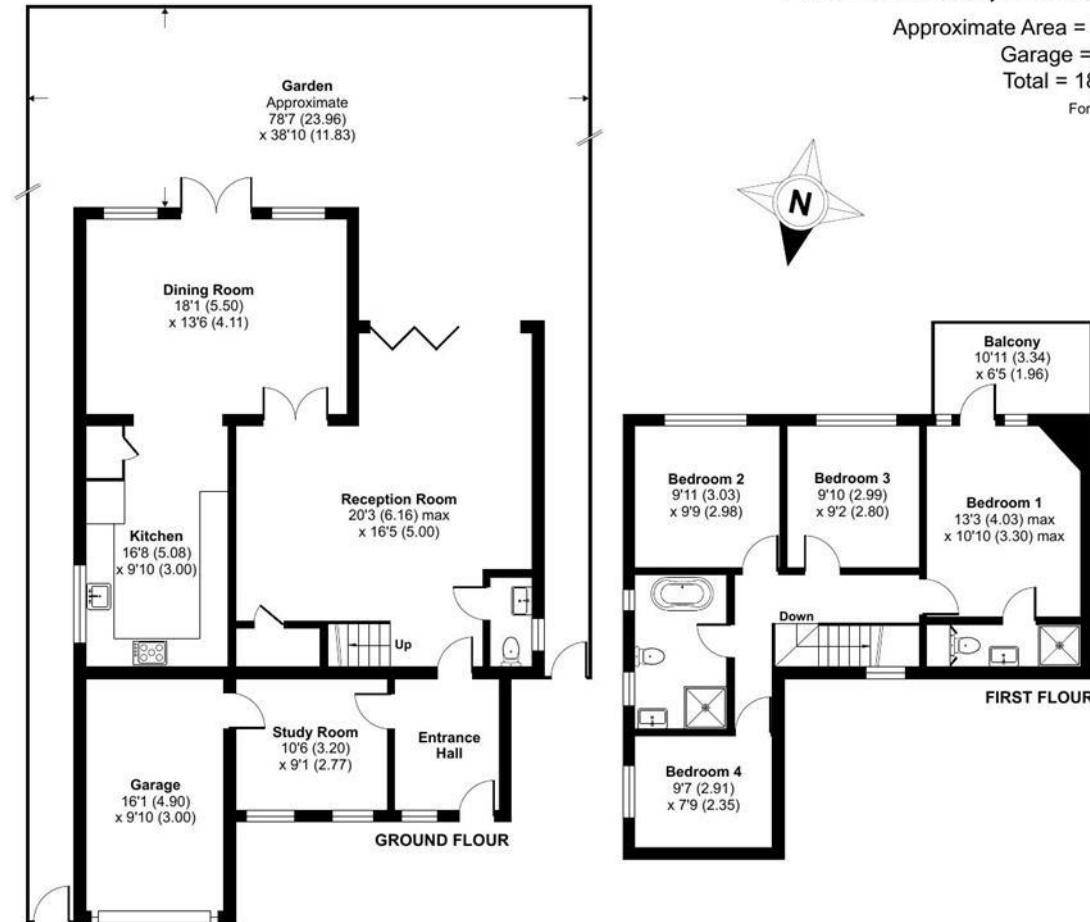
Brook Road, Gidea Park, RM2

Approximate Area = 1669 sq ft / 155 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 1822 sq ft / 169.2 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 2025. Produced for Charles Stratton Estates Ltd. REF: 1347240

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)		Very environmentally friendly - lower CO₂ emissions A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	
Not energy efficient - higher running costs EU Directive 2002/91/EC		Not environmentally friendly - higher CO₂ emissions EU Directive 2002/91/EC	
England & Wales		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.		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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