



MAIN ROAD, GIDEA PARK

*** NO ONWARD CHAIN *** 1737 Square Foot Semi-Detached Home | Four Bedrooms | Two Reception Rooms | Kitchen/Breakfast Room | G.F.W.C. | First Floor Bathroom | Separate W.C. | Garage | Rear Garden Approx. 123' | Close to High Street | Close to Gidea Park Elizabeth Line Station |

£825,000



SSTC

CHARLES STRATTON
ESTATE AGENTS



Situated in a popular position for Gidea Park High Street and Elizabeth Line Railway Station is this generous and well-proportioned semi-detached home of approximately 1737 square feet.

The property is approached by a block paved driveway which provides off-street parking and leads to the integral garage and front door. Accommodation comprises two generous Reception Rooms, Kitchen/Breakfast Room, and Cloakroom W.C. to the first floor whilst to the ground floor there are four well-proportioned bedrooms and Bathroom with a separate W.C.

To the rear, the garden of approximately 123 feet commences with a large, paved patio area laid to mainly lawned gardens with flower and shrub beds to borders and an outdoor store/outbuilding.

Council Tax Band: F

Tenure: Freehold

Parking options: Garage, Off Street

Garden details: Private Garden



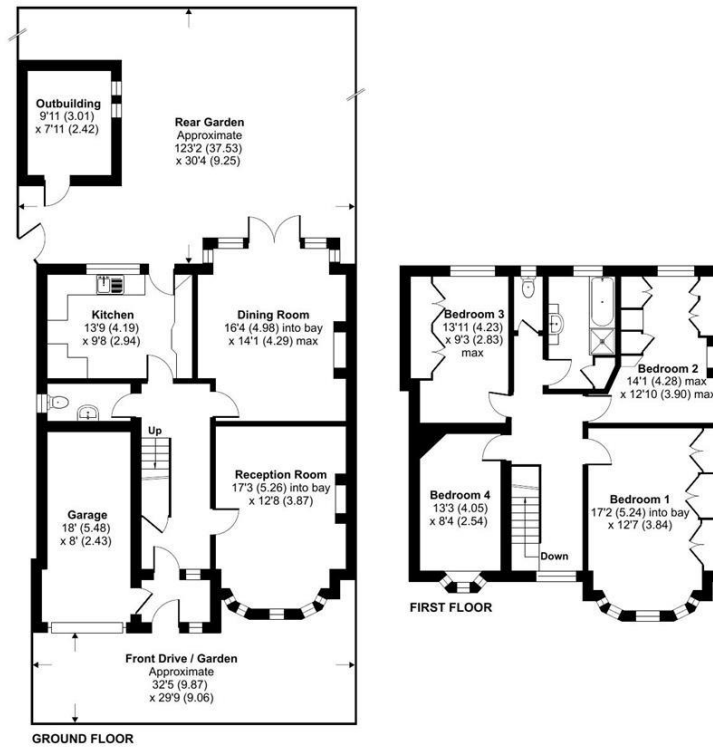




Main Road, Gidea Park , RM2

Approximate Area = 1592 sq ft / 147.9 sq m
Garage = 145 sq ft / 13.4 sq m
Outbuilding = 78 sq ft / 7.2 sq m
Total = 1815 sq ft / 168.6 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). Produced for Charles Stratton Estates Ltd. REF: 1494594

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	80
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(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		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		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 ₂).	

Viewing by appointment only

Charles Stratton Estates Ltd

192 Main Road, Gidea Park, Romford RM2 5HA

Tel: 01708 726 817 Email: sales@charlesstratton.co.uk Website: www.charlesstratton.co.uk

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