



BALGORES CRESCENT, GIDEA PARK

Four-Bedroom Detached Home | Dual Aspect Lounge | Dining Room |
Kitchen/Breakfast Room | G.F.W.C. | Three-Piece Bathroom | Further W.C. |
Double Garage | Carriage Style Driveway | Established Rear Garden | Close to
Gidea Park High Street and Elizabeth Line Railway Station |

£865,000 Freehold | 4 bedroom detached house for sale



CHARLES STRATTON
ESTATE AGENTS



Situated in a popular tree-lined turning just a few minutes' walk from Gidea Park High Street and Elizabeth Line Railway Station is this Four-Bedroom Detached Home.

The property is set amongst established gardens and is approached by a carriage style driveway which leads to the double garage and the front door.

Accommodation commences with a generous Entrance Hall, formerly a reception room as can be seen in seen in the book of 100 Best Houses, with stairs ascending to the first floor and doors leading to a spacious dual aspect Lounge, Dining Room, Kitchen/Breakfast Room, and Cloak Room W.C. To the first floor there are Four Bedrooms and a Three-Piece Bathroom with additional W.C.

To the rear there is an established garden with a south facing aspect, commencing with a paved patio with steps down to the lawn. There are a number of flower beds laid to fenced borders, a door opening to a small store, and in turn to the double garage.

Tenure: Freehold

Parking options: Garage, Off Street

Garden details: Private Garden

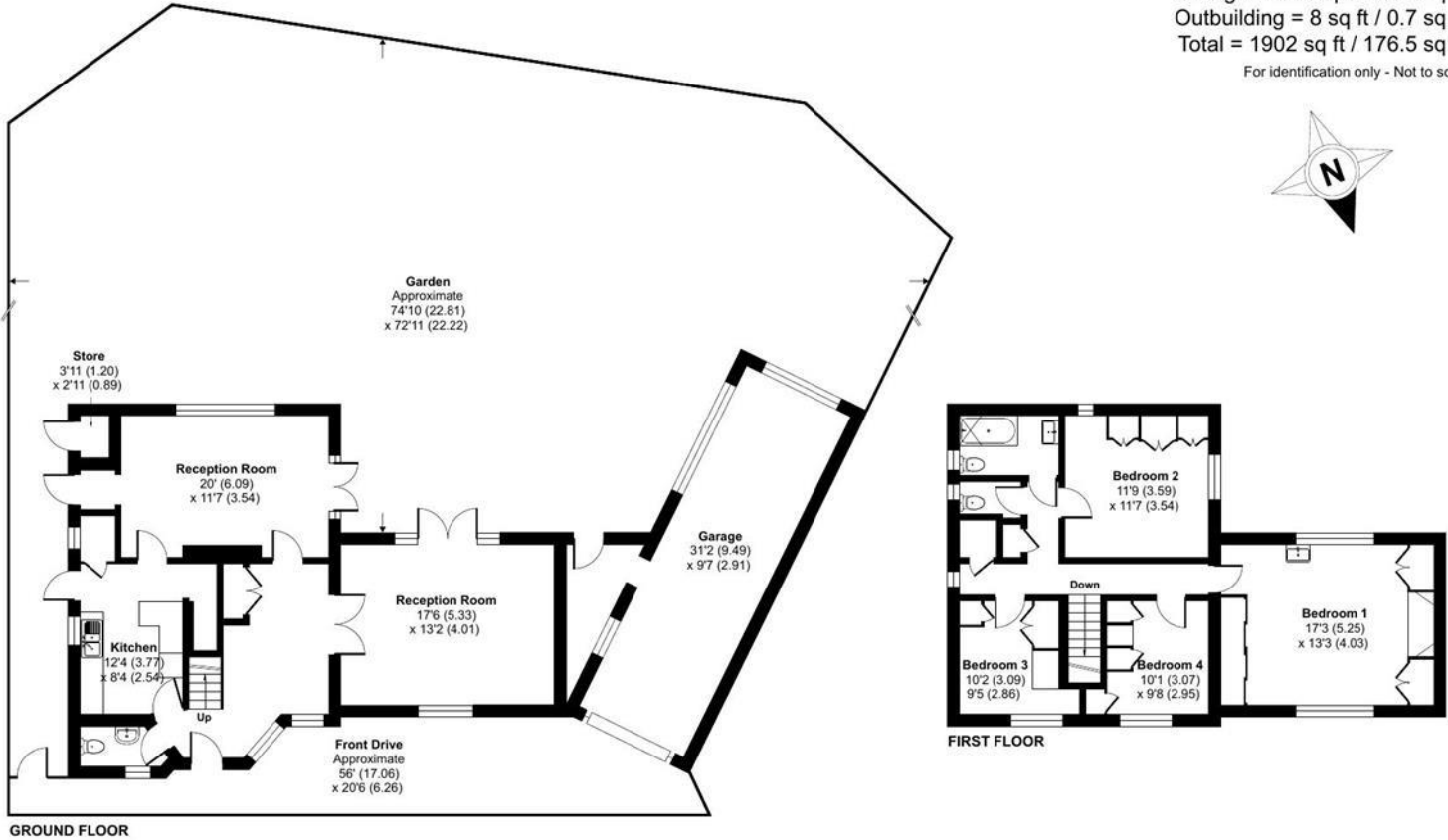




Balgores Crescent, Gidea Park, RM2

Approximate Area = 1540 sq ft / 143 sq m
Garage = 354 sq ft / 32.8 sq m
Outbuilding = 8 sq ft / 0.7 sq m
Total = 1902 sq ft / 176.5 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: 1500954

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	
(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 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 (CO ₂).	

Viewing by appointment only
Charles Stratton Estates Ltd

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