



BELGRAVE AVENUE, GIDEA PARK

***** GUIDE PRICE £750,000 - £775,000 ***** Spacious Five-Bedroom Semi-Detached Home | Bathroom | Shower Room | Sitting Room | Lounge/Diner | Kitchen/Breakfast Room | G.F.W.C. | Garage | Own Driveway | Rear Garden Approx. 115' | Walking Distance to Gidea Park Elizabeth Line Railway Station |



CHARLES STRATTON
ESTATE AGENTS



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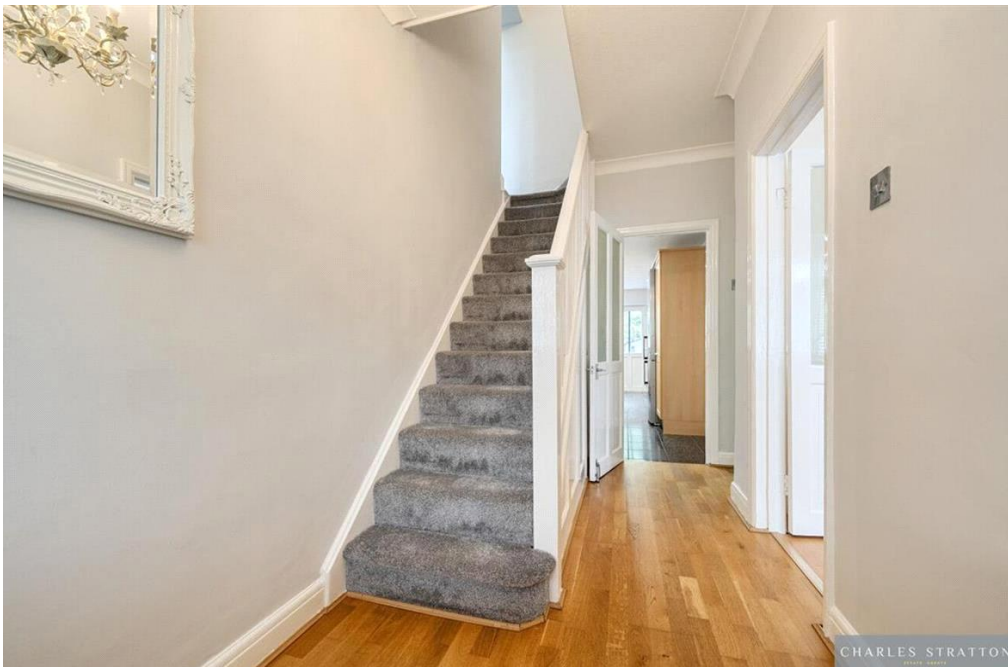
Substantially extended Five-Bedroom Semi-Detached Home situated in a popular residential turning close to Gidea Park Station and approximately 0.4 miles from Ofsted "Outstanding" rated Ardleigh Green Infant and Junior School.

The property has been thoughtfully extended by the existing owner with the addition of a full width rear extension and a two-storey extension to the side.

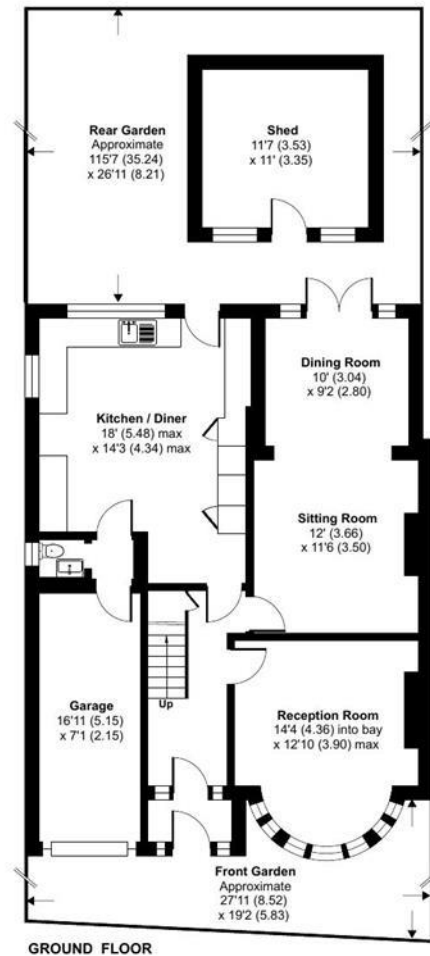
Accommodation comprises Five Bedrooms, Bathroom W.C., and further Shower Room W.C. to the first floor, whilst to the ground floor there is a Bay-Fronted Sitting Room, Lounge/Diner and a Kitchen/ Breakfast Room that overlook the rear garden, Cloakroom W.C., and Garage.

The front garden has been block paved to provide Off-Street Parking and Own Driveway to the Garage, whilst to the rear there is a large Sun-Terrace and a large garden of approximately 115 feet.

Tenure: Freehold







GROUND FLOOR

Belgrave Avenue, Romford, RM2

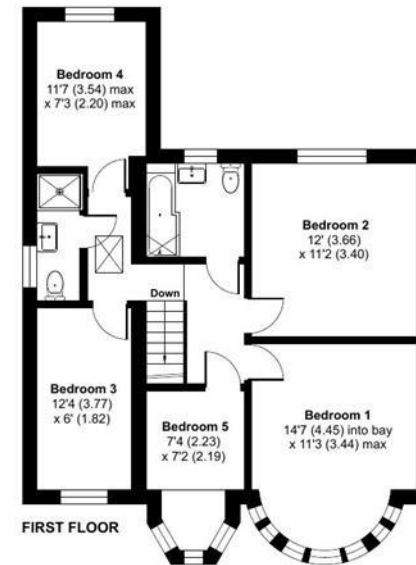
Approximate Area = 1507 sq ft / 140 sq m

Garage = 122 sq ft / 11.3 sq m

Shed = 127 sq ft / 11.7 sq m

Total = 1756 sq ft / 163 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Charles Stratton Estates Ltd. REF: 1479464

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

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