



## STANLEY AVENUE, GIDEA PARK

**\*\*\* POTENTIAL TO EXTEND STPP \*\*\* CHAIN FREE \*\*\* Spacious Corner Plot |  
Three-Bedroom End of Terrace Home | Two Reception Rooms | Kitchen |  
G.F.W.C. | Four-Piece Bathroom | Off-Street Parking | Detached Double Garage |  
Own Drive | Close to Gidea Park Crossrail Elizabeth Line Railway Station |**

Freehold | 3 bedroom end of terrace for sale



**CHARLES STRATTON**  
ESTATE AGENTS



Excellent opportunity to acquire this Three-Bedroom End of Terrace Home situated on a corner plot offering great potential to extend and enhance the existing accommodation subject to the usual planning consents.

The property is approached by a paved front garden offering off-street parking which leads to the front of the property. The front door opens to an Entrance Porch with doors opening to the Hallway and a Ground Floor W.C. Ground floor living accommodation comprises two well-proportioned Reception Rooms and an extended Kitchen with Three Bedrooms and Four-Piece Bathroom W.C. to the first floor.

To the rear there is a garden of approximately 87'7 X 35'2 which is mainly lawned with flower and shrub beds to borders and a pathway leading to the detached garage at the rear measuring 18'10 X 15'9 accessed from Woodfield Drive.

The property is situated within walking distance to Gidea Park Elizabeth Line Railway Station, both Lodge Farm and Raphaels Parks, and local Schools.

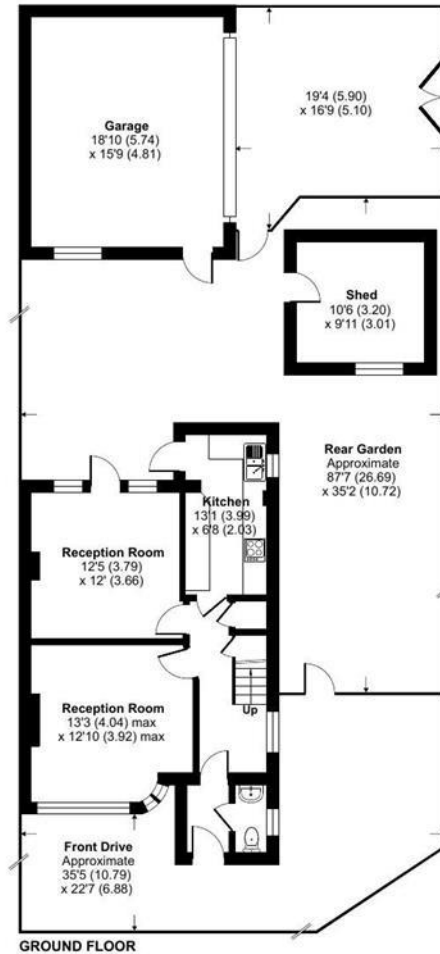
**Council Tax Band: D**

**Tenure: Freehold**

**Parking options: Driveway, Garage, Off Street**







## Stanley Avenue, Gidea Park, RM2

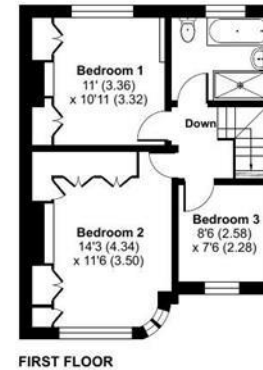
Approximate Area = 999 sq ft / 92.8 sq m

Garage = 297 sq ft / 27.5 sq m

Outbuilding = 104 sq ft / 9.6 sq m

Total = 1400 sq ft / 129.9 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). © nichcom 2026. Produced for Charles Stratton Estates Ltd. REF: 1513323

| Energy Efficiency Rating                                                                                                                                                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                                                                                              |           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Current                                                                                                                                                                          | Potential | Current                                                                                                                                     | Potential |
| Very energy efficient - lower running costs                                                                                                                                      |           | Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 <sub>2</sub> ) emissions. |           |

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](mailto:sales@charlesstratton.co.uk) Website: [www.charlesstratton.co.uk](http://www.charlesstratton.co.uk)

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. For any information regarding broadband and mobile phone signals go to OfCom via this link - <https://checker.ofcom.org.uk/>