



## EDWARD CLOSE, GIDEA PARK

Exceptional 1961 Square Foot Semi-Detached Home | Three Double Bedrooms | Three Reception Rooms | Conservatory | Open-Plan Kitchen Family Room | First Floor Bathroom | Ground Floor W.C. | Rear Garden Backing onto School Playing Fields | Cul-De-Sac Position |

**Guide Price £900,000** Freehold | 3 bedroom semi-detached house for sale



CHARLES STRATTON  
ESTATE AGENTS



Exceptional Character Style Semi-Detached Home offering approximately 1961 square feet of living accommodation over two floors situated in a pleasant cul-de-sac position close to Gidea Park's Elizabeth Line Railway Station.

The property is approached by a generous driveway providing off-street parking and leads to the front door. Accommodation commences with the Entrance Hall with doors opening to the ground floor living areas. The hub of the home is a well-appointed Kitchen/Family Room with a Central Island and Bi-Folding Doors which open to the Patio and Rear Garden and is open plan to the T.V./Games Room. In addition, there is a Lounge, further Reception Room/Fourth Bedroom, a Conservatory, and Cloak Room W.C.

To the first floor there are three spacious and well-balanced Double Bedrooms and Family Bathroom.

The rear garden commences with a large patio area and is mainly lawned with well screened borders enjoying an un-overlooked rear aspect backing onto school playing fields.

**Council Tax Band: F**  
**Tenure: Freehold**  
**Parking options: Driveway, Off Street**  
**Garden details: Rear Garden**

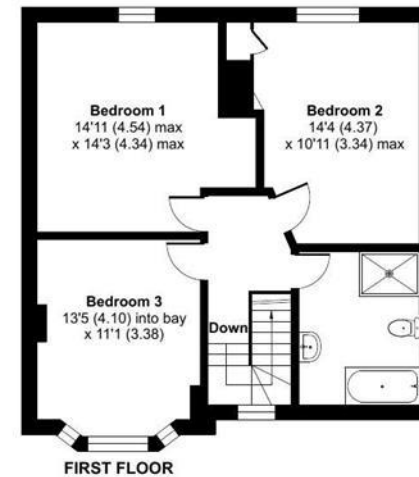
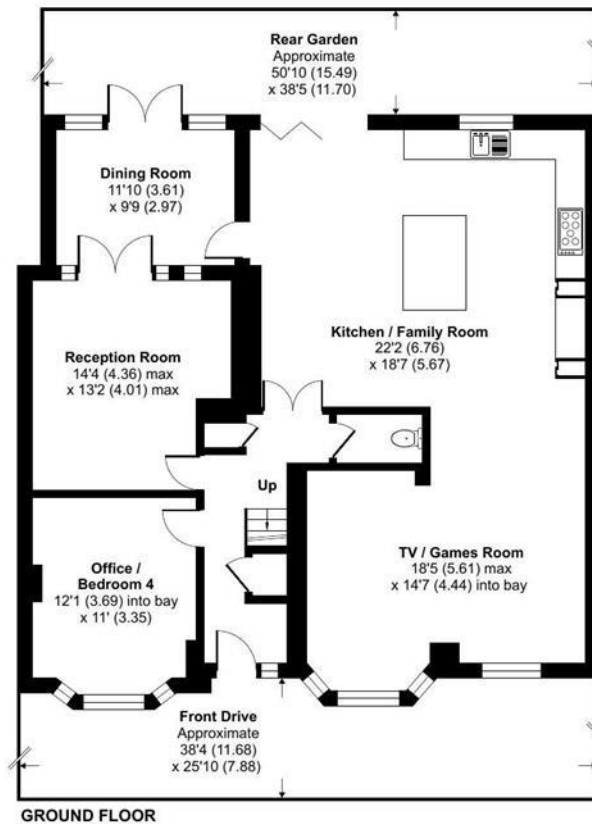




# Edward Close, Romford, RM2

Approximate Area = 1961 sq ft / 182.1 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: 1524563

| Energy Efficiency Rating                                                                                                                                                                                                      |           | Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                               |           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Current                                                                                                                                                                                                                       | Potential | Current                                                                                                                                                                      | Potential |
|                                                                                                                                                                                                                               |           |                                                                                                                                                                              |           |
| <b>England &amp; Wales</b><br><small>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.</small> |           | <b>England &amp; Wales</b><br><small>The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>).</small> |           |

Viewing by appointment only  
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