



WARWICK GARDENS, GIDEA PARK

Substantially Extended 3/4 Bedroom Bay Fronted Semi Detached Home | Approximately 1684 Sq. Ft. | Pleasant Cul-De-Sac Position | Three First Floor Bedrooms | First Floor Bathroom W.C. | Two Receptions plus Annexe Accommodation including Shower Room W.C. | Kitchen/Diner | Large Garden 105' X 70' max |

Freehold | Substantially Extended Semi Detached Home EPC D



SSTC

CHARLES STRATTON
ESTATE AGENTS



Situated in a pleasant Cul-De-Sac position within close proximity of Gidea Park's Railway Station situated on the Crossrail Elizabeth Line is the Bay Fronted Semi Detached Home. The property occupies a generous plot having a spacious rear garden and has been extended to provide excellent living space, with potential to further enhance the property subject to the usual planning consents.

There is off street parking to the front, with an electric charging point, and access to a further parking area to the side of the property.

The property is entered via the front door which has been retained with its original stained-glass features and sidelights which opens to the entrance hall. Doors open to the front Reception Room with its large round bay to the front aspect, and to the Lounge which opens to the Kitchen/Diner overlooking the Rear Gardens. From the Kitchen you can access a further Reception Room/Annexe with its own Shower Room W.C. and a staircase leading to the first-floor storeroom.

To the first floor of the main residence there are Three Bedrooms and Bathroom W.C. fitted with a modern suite.

The Rear Garden Commences with a large patio area laid to mainly lawned gardens with fenced borders measuring approximately 105' X 70' at their widest points.

Rarely to properties of this type become available so we urge a viewing at your earliest opportunity.

Council Tax Band: E
Tenure: Freehold





Warwick Gardens, Gidea Park, Romford, RM2

Approximate Area = 1684 sq ft / 156.4 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnhcom 2022. Produced for Charles Stratton Estates Ltd. REF: 940080

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	
Net energy efficient - higher running costs		Net environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

Current Energy Efficiency Rating: **62**
Current Environmental Impact (CO₂) Rating: **76**

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 (CO₂).

Viewing by appointment only
Charles Stratton Estates Ltd

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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitments are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.