



THE RIDGEWAY, GIDEA PARK

***** NO ONWARD CHAIN ***** Extended Three Bedroom End Of Terrace Home | Approximately 1453 Square Feet | Living Room | Dining Room | Kitchen | Breakfast Room | Utility | Ground Floor Shower Room | First Floor Bathroom | Separate W.C. | 20'6" Garage |

Offers Over £600,000

SSTC

CHARLES STRATTON
ESTATE AGENTS



Situated in a popular tree-lined residential turning within Gidea Park, close to local schools, parks, and railway station on the Crossrail Elizabeth Line, is this three-bedroom extended end-of-terrace home.

The property has been extended to provide generous living accommodation to the ground floor with an extension spanning across the rear of the property and behind the attached garage. Accommodation comprises 24'11" Living Room, Dining Room, Kitchen/Breakfast Room with separate Utility and Ground Floor Shower Room, whilst to the first floor there are Three Bedrooms and Bathroom with Separate W.C.

The property is set amongst mature gardens to both front and rear and further benefits from own driveway to a 20'6" deep garage and is offered with no onward chain.

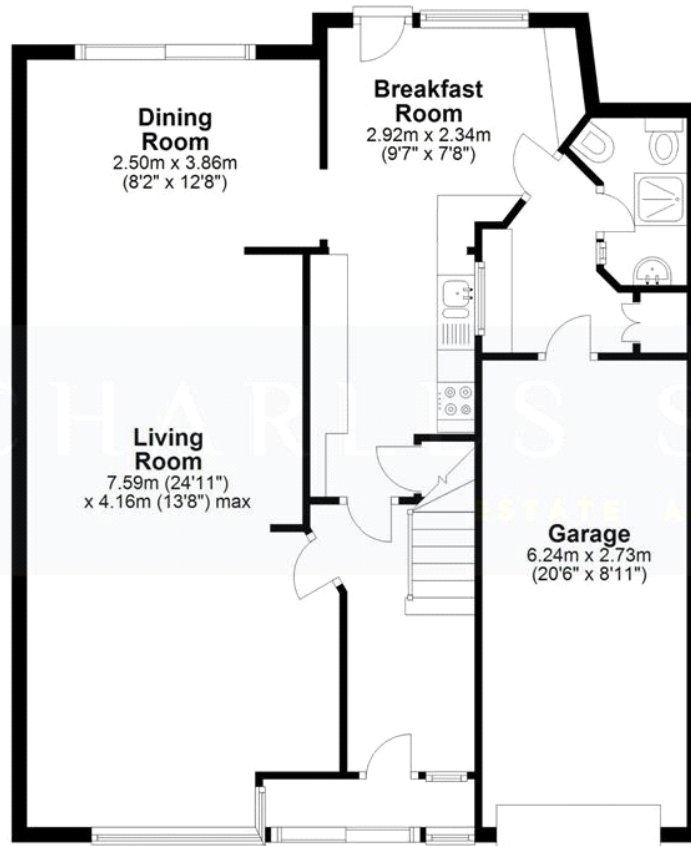
Tenure: Freehold





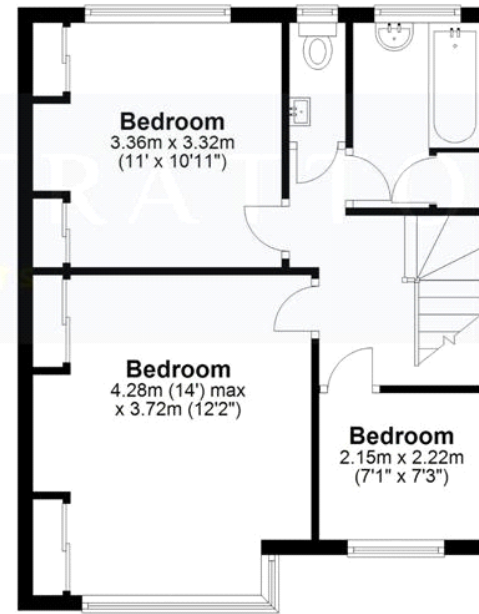
Ground Floor

Approx. 90.5 sq. metres (974.5 sq. feet)



First Floor

Approx. 44.5 sq. metres (479.0 sq. feet)



Total area: approx. 135.0 sq. metres (1453.5 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>Very environmentally friendly - lower CO₂ emissions</small>		<small>Very energy efficient - lower running costs</small> <small>Very environmentally friendly - lower CO₂ emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	
<small>England & Wales</small>		<small>England & Wales</small>	
<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>			

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 Website: www.charlesstratton.co.uk/

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/fittings 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.