



## THE RIDGEWAY, GIDEA PARK, ROMFORD

Extended Three Bedroom Terraced Home | 33'3" Lounge/Diner | Kitchen |  
Ground Floor W.C. | Three Bedrooms | First Floor Bathroom | Rear Garden |  
Large Detached Garage Measuring 23'6" X 18' | No Onward Chain |

**£550,000** Freehold | 3 bedroom terraced house for sale



CHARLES STRATTON  
ESTATE AGENTS





Situated in a convenient position for Gidea Park Railway Station, Local Schools, Shops and Amenities is this extended three-bedroom mid-terraced home.

Accommodation comprises three bedrooms and family bathroom W.C. to the first floor, whilst to the ground floor there is a 33'3" Lounge/Diner, Kitchen, and Cloakroom W.C.

To the front of the property has been paved to provide off-street parking in addition to the substantial garage measuring 23'6" X 18' situated at the rear of the garden which enjoys a southerly aspect.

**Tenure: Freehold**

**Lounge/Diner w: 4.11m x l: 10.13m**

**Kitchen w: 2.01m x l: 4.52m**

**Cloakroom W.C.**

**Bedroom 1 w: 3.05m x l: 4.42m**

**Bedroom 2 w: 3.3m x l: 3.35m**

**Bedroom 3 w: 2.13m x l: 2.59m**

**Bathroom W.C.**

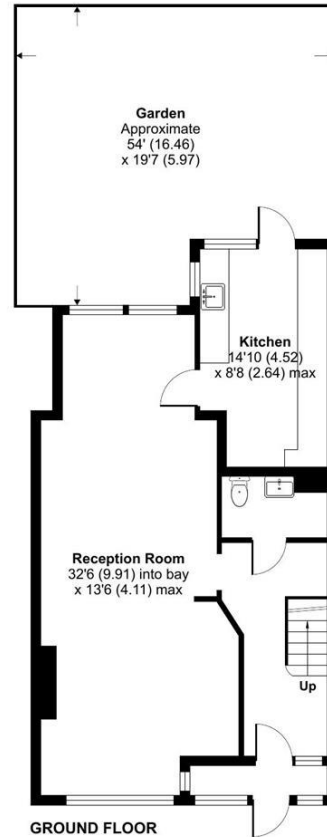
**Garage w: 5.49m x l: 7.01m**





# The Ridgeway, Gidea Park, Romford, RM2

Approximate Area = 1136 sq ft / 105.5 sq m  
 Garage = 423 sq ft / 39.2 sq m  
 Total = 1559 sq ft / 144.8 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charles Stratton Estates Ltd. REF: 1080581

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) <b>A</b>		(92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
<b>England &amp; Wales</b>	<b>England &amp; Wales</b>	<b>England &amp; Wales</b>	<b>England &amp; Wales</b>

Current Energy Rating: **57**  
 Current Environmental Impact 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 (CO<sub>2</sub>).

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.