



## BELGRAVE AVENUE, GIDEA PARK

Extended Three/Four-Bedroom Semi-Detached Home | Off-Street Parking For Three Vehicles | Close to Ardleigh Green School Rated Outstanding by Ofsted | South Facing Rear Garden of approximately 65 feet | Within Walking Distance to Gidea Park Elizabeth Line Railway Station |

**£535,000** Extended Three/Four Bedroom Home



**SSTC**

CHARLES STRATTON  
ESTATE AGENTS



Set in a popular tree-lined residential turning within walking distance to Gidea Park Mainline Railway Station and Ardleigh Green School rated Outstanding by Ofsted is this well presented three/four-bedroom end of terrace family home. To the front of the property there is off-street parking for three vehicles, whilst to the rear, gardens commence with a large, paved sun-terrace which enjoy a southerly aspect.

Accommodation, which benefits from a wealth of natural light, comprises three Bedrooms and bathroom W.C. to the first floor. To the ground floor there is a dual aspect Lounge/Diner, well-appointed Kitchen, and Fourth Bedroom/Study.

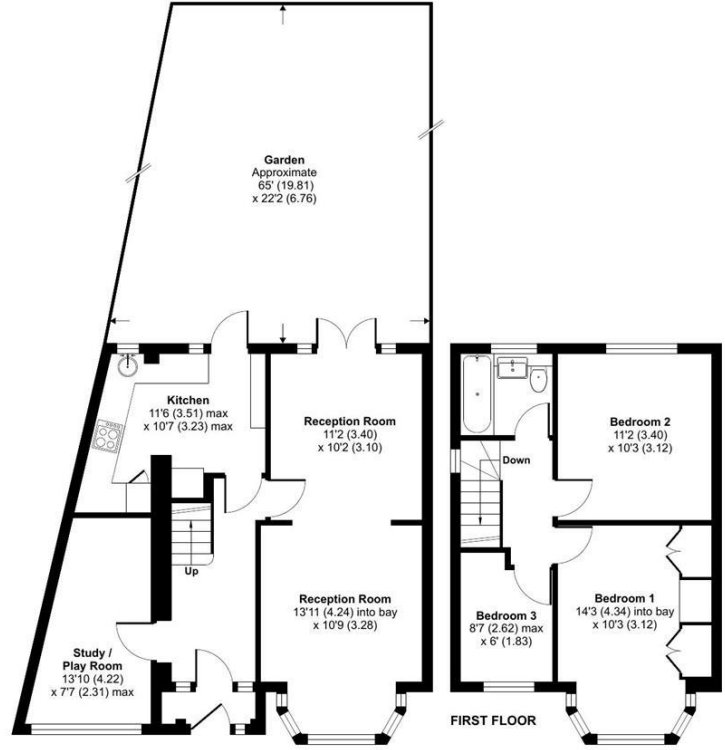
Belgrave Avenue is a popular location for commuters with both Gidea Park and Harold Wood Railway stations close by, both befitting from the Crossrail Elizabeth Lines rail links across London to Heathrow Airport. There are excellent road links with the M25 accessible from the A127 or the A12 which can be accessed via Gallows Corner.





# Belgrave Avenue, Romford, RM2

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



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: 1077576

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																													
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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>).

Viewing by appointment only  
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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/fitings 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.