



STANLEY AVENUE, GIDEA PARK

Extended Four Bedroom Terraced Home | Close To Gidea Park's Crossrail Elizabeth Line Railway Station | Garage | Off Street Parking | En-Suite To Master Bedroom | First Floor Bathroom | Ground Floor Cloak Room W.C. | Lounge | Dining Room | Kitchen/Family Room | Separate Utility | South Facing Garden

£650,000 Freehold | Four Bedroom Mid-Terrace EPC C



SSTC

CHARLES STRATTON
ESTATE AGENTS



Beautifully presented and well maintained four-bedroom terraced family home conveniently situated for Gidea Park's Crossrail Elizabeth Line Railway Station, local schools, shops, and amenities.

Accommodation comprises four bedrooms over the first and second floors, the master benefitting from ensuite shower room on the second floor with a further family Bathroom W.C. to the first floor. To the ground floor there is a Lounge, Dining/Second Reception Room, large Kitchen Family Room with separate Utility and Cloakroom W.C.

The front garden is mainly paved to provide convenient off-street parking whilst to the rear there are low maintenance gardens which enjoy a southerly aspect with a detached Garage at the bottom of the garden.

Seldom do four-bedroom properties become available in this price range and location so we urge a viewing at your earliest opportunity so as not to be disappointed.

Council Tax Band: E
Tenure: Freehold

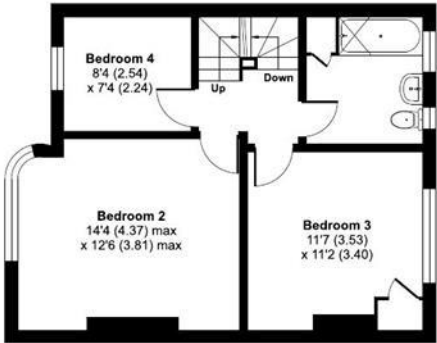




Stanley Avenue, Gidea Park, Romford, RM2

Approximate Area = 1490 sq ft / 138.4 sq m
 Limited Use Area(s) = 64 sq ft / 5.9 sq m
 Garage = 372 sq ft / 34.5 sq m
 Outbuildings = 97 sq ft / 9 sq m
 Total = 2023 sq ft / 187.8 sq m

For identification only - Not to scale

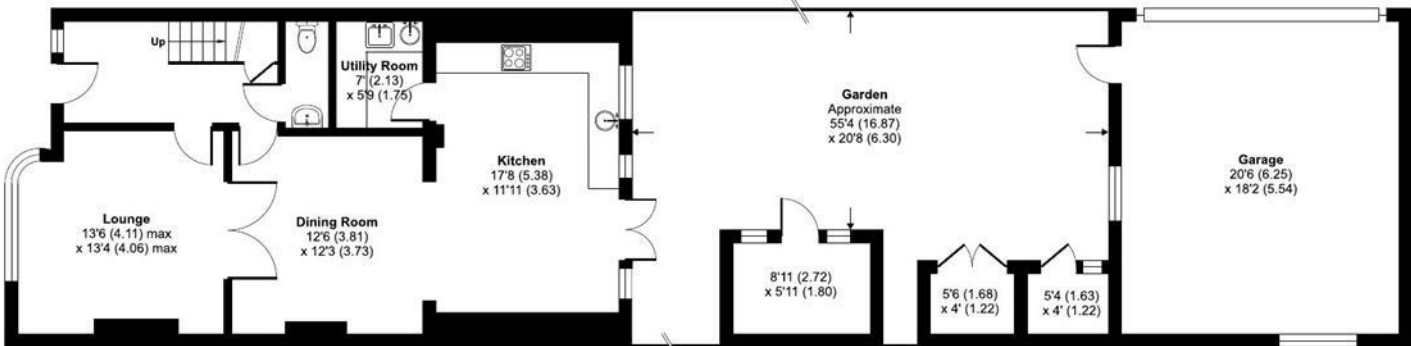


FIRST FLOOR



SECOND FLOOR

Denotes restricted head height



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Charles Stratton Estates Ltd REF: 1122914

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
70		81	

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.