

CHARLES STRATTON

ESTATE AGENTS



Brook Road

Gidea Park Exhibition Estate

Property Description

Generously and well-proportioned semi-detached home which has been meticulously maintained by its existing owners situated on the Gidea Park Exhibition Estate.

The property is approached by a block paved driveway providing off-street parking and a shared driveway leading to the garage at the rear of the property. The front door opens to an Entrance Porch and in turn to the Entrance Hallway, a bright and spacious area with doors leading to the ground floor accommodation and staircase to the first floor.

To the ground floor there is a spacious Lounge/Diner with double doors opening to the Kitchen which overlooks the Rear Garden. There is a Ground Floor Shower Room W.C. accessed from a room that the current owners use as a home office but could easily be used a fourth bedroom with an en-suite for anyone needing a ground floor bedroom/annexe style room or accommodation. To the first floor there are Three Bedrooms, the smallest of which measuring 10' X 8'4, a much larger third bedroom than one usually found in properties of this type, in addition to the Family Bathroom W.C.

Rear gardens commence with a generous patio area laid to mainly lawned gardens of approximately 100' with mature shrub borders, play area and shed to the rear, and a garage with a separate store.





Location

Brook Road is a beautiful tree-lined turning just off Heath Drive situated on the fringes of the sought-after Exhibition Estate within Gidea Park.

The area is a predominately residential neighbourhood popular with commuters due to its convenient transport links to London Liverpool Street and further benefits from the Crossrail Elizabeth Line with links across London to Heathrow Airport.

The High Street provides a small but good collection of Restaurants, Pubs, Wine Bars, and amenities for the local residents. Larger supermarkets and chain stores can be found at Gallows Corner or nearby Romford Town Centre, whilst Lakeside and Bluewater shopping centres are an approximately 20-minute drive away.

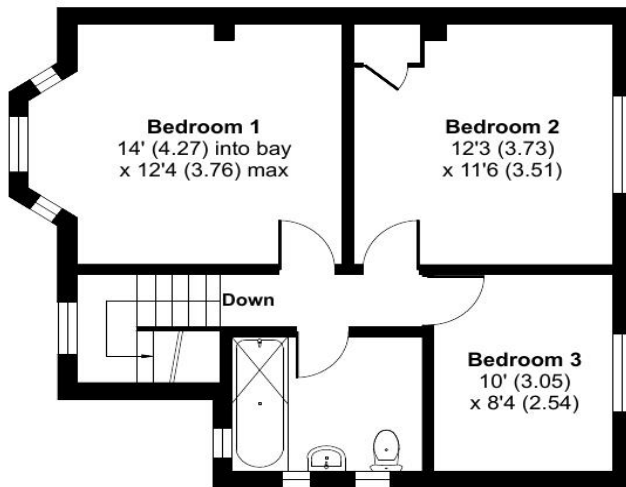
The property is situated within close proximity to a number of open spaces with The Romford Golf Club and Raphael's Park both within short walking distance



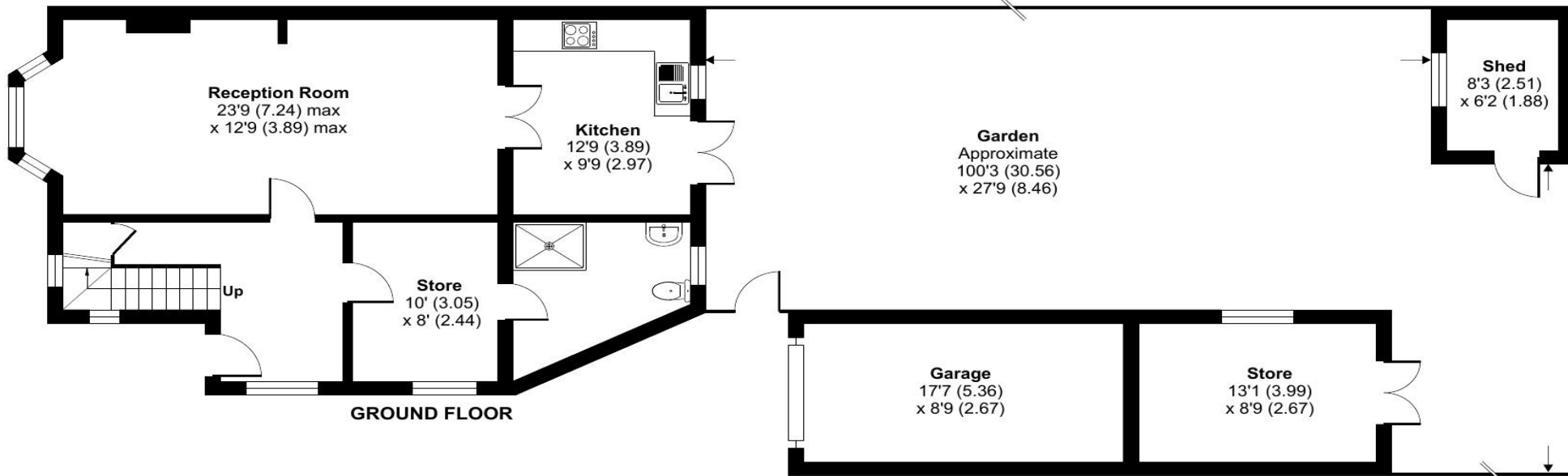
Brook Road, Gidea Park, Romford, RM2

Approximate Area = 1261 sq ft / 117.1 sq m
 Garage = 154 sq ft / 14.3 sq m
 Outbuilding = 165 sq ft / 15.3 sq m
 Total = 1580 sq ft / 146.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charles Stratton Estates Ltd. REF: 990839

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