



MEADWAY, ROMFORD

Detached Home Situated On The Gidea Park Exhibition Estate | Featured In The Hundred Best Houses Book | Three Bedrooms | First Floor Bathroom | Ground Floor Cloakroom | Sitting Room | Kitchen Family Room | Long Driveway Providing Off Street Parking | Detached Garage | Secluded and Mature Gardens |

£1,000,000 Freehold | 3 bedroom detached house for sale



CHARLES STRATTON
ESTATE AGENTS



Superb example of a 1911 Exhibition Home situated on the Gidea Park Exhibition Estate displaying a wealth of charm and character whilst providing a large open plan living area overlooking established gardens to the rear.

The property is approached by a long-shingled driveway through the front gardens which provides generous off-street parking and leads to both the Entrance Porch and a Detached Garage.

The front door opens to a Reception Hall with stairs ascending to the first-floor accommodation and doors opening to a Bay-Fronted Sitting Room, a small lobby with a Utility Cupboard and door opening to a Cloakroom W.C., and a large Kitchen/Family Room furnished with modern units and a large central island with contrasting drawers beneath. This room is a very bright open space with windows to both sides, one being a square bay with window seat beneath, a rooflight and Bi-Folding Doors which open the room to the patio and rear gardens.

To the first floor there are three Bedrooms and a Four Piece Family Bathroom W.C.

Gidea Park is primarily a residential area with a small high street providing a fine selection of shops, restaurants pubs and bars. The area has always been popular with commuters and now even more so with the introduction of the Crossrail Elizabeth Line.

Tenure: Freehold







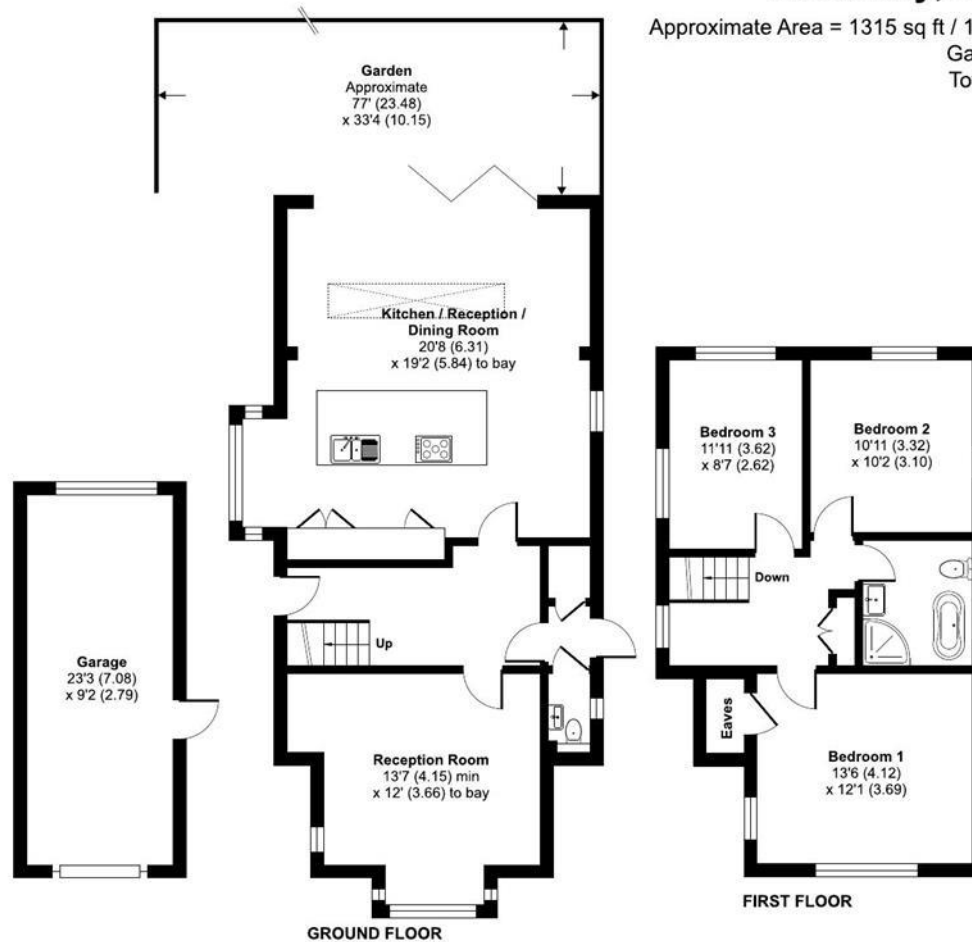
Meadway, Gidea Park, RM2

Approximate Area = 1315 sq ft / 122.1 sq m (excludes eaves)

Garage = 213 sq ft / 19.7 sq m

Total = 1528 sq ft / 141.8 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). © nichcom 2024. Produced for Charles Stratton Estates Ltd. REF: 1184832

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|---|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| (92-100) A | | (92-100) A | |
| (81-91) B | | (81-91) B | |
| (69-80) C | | (69-80) C | |
| (55-68) D | | (55-68) D | |
| (39-54) E | | (39-54) E | |
| (21-38) F | | (21-38) F | |
| (1-20) G | | (1-20) G | |
| | 57 | | 78 |

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.

England & Wales EU Directive 2002/91/EC 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

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.