



LODGE AVENUE, GIDEA PARK

Extended 4/5 Bedroom Semi-Detached Home | Four First Floor Bedrooms Plus Study/Fifth Bedroom | Four Piece Family Bathroom W.C. | Two Reception Rooms | Kitchen | Separate Utility | Conservatory | G.F.W.C. | Garage | Close to Gidea Park Primary School | Walking Distance to Gidea Park Station |

£750,000 Freehold | 4 bedroom semi-detached house for sale



CHARLES STRATTON
ESTATE AGENTS



Extended Four/Five Bedroom semi-detached home situated within short walking distance to Gidea Park Primary School and both Lodge Farm and Raphaels Park's.

The property is approached by a paved driveway providing off-street parking and own driveway to an integral Garage. The front door opens to an Entrance Porch with a further door opening to the Entrance Hall leading to two reception rooms and the Kitchen. From here, doors open to the Utility Room, Conservatory, Ground Floor Cloakroom W.C., and an internal door to the Garage.

To the first floor there are four Bedrooms, a Study/Bedroom Fifth Bedroom and Four Piece Bathroom W.C.

Rear Gardens commence with a paved patio are laid to mainly lawned gardens with shrub beds and a Summer House at the rear.

The property is located in a convenient location for both Gidea Park and Romford's Crossrail Elizabeth Line Railway Stations and Romford Town Centre with its large selection of Shops, Supermarkets and Restaurants.

Tenure: Freehold





Lodge Avenue, Gidea Park, RM2

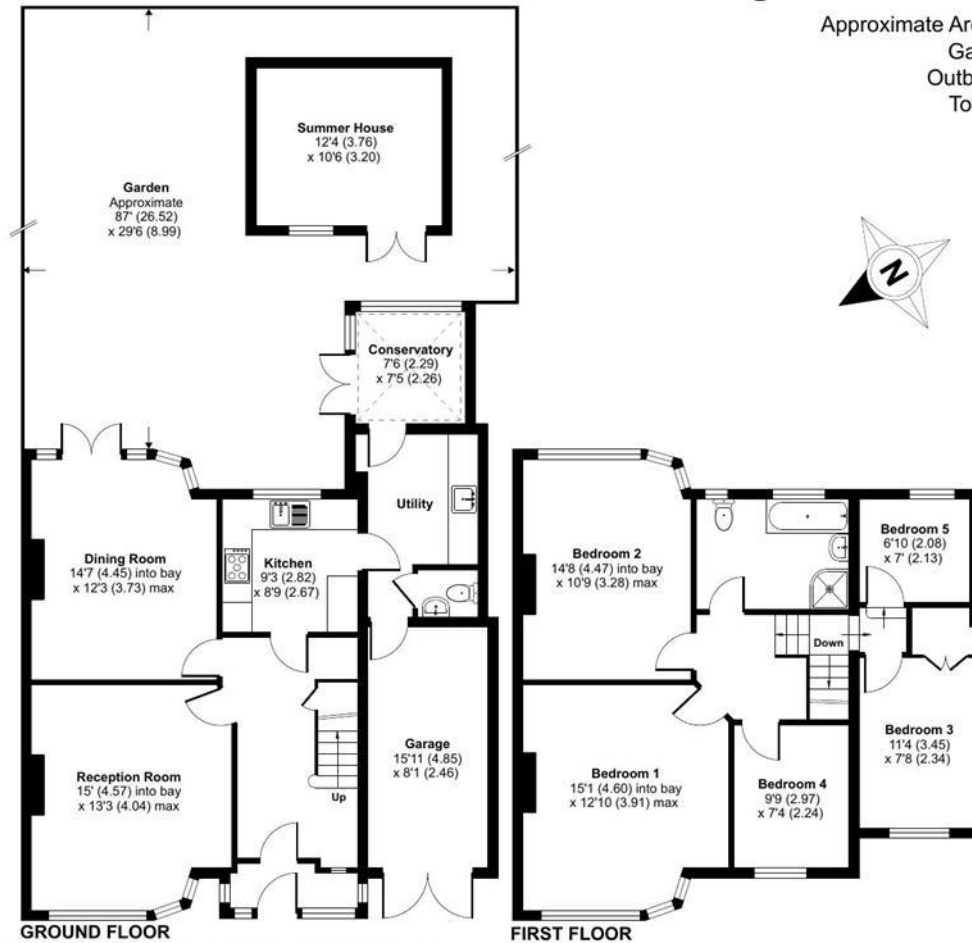
Approximate Area = 1537 sq ft / 142.7 sq m

Garage = 128 sq ft / 11.8 sq m

Outbuilding = 130 sq ft / 12 sq m

Total = 1795 sq ft / 166.5 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). © nrlhcom 2024. Produced for Charles Stratton Estates Ltd. REF: 1180499

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	86
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	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	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 (CO₂).

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/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.