



ST. IVIANS DRIVE, ROMFORD

Beautifully Presented Character Style Semi-Detached Home | Three Good Size Bedrooms | Shower Room W.C. | Lounge | 26'9" X 19' Kitchen/Family Room | Cloakroom W.C. | Utility | 84' Rear Garden | Off-Street Parking | Own Driveway To Detached Garage | Convenient for Gidea Park Station and High Street |

£725,000 Freehold | 3 bedroom semi-detached house for sale



CHARLES STRATTON
ESTATE AGENTS



Beautifully presented semi-detached home situated close to Gidea Park's High Street with its local shops and amenities and Crossrail Elizabeth Line Railway Station which has been extended and re-furbished in recent years by its current owners to provide modern living accommodation throughout.

The property is approached by a paved driveway providing off-street parking and an own drive to the side leading to the detached garage at the rear. A covered Entrance Porch leads to a front door with coloured leaded light effect inserts which opens to the Entrance Hall. From here, stairs ascend to the first-floor accommodation and doors open to the Lounge, Utility, and a most impressive Kitchen/Family Room with glazed doors opening to a sun terrace overlooking the rear gardens from an elevated aspect. The room is well designed with a kitchen area with a large island, open plan to the dining area and a T.V. The Cloakroom W.C. completes the ground floor accommodation.

To the first floor there are three bedrooms, the smallest being an impressive 10' x 9', much larger than normal for properties of this type and a recently fitted Shower Room W.C.

There are established gardens to the rear measuring approximately 84' in length.

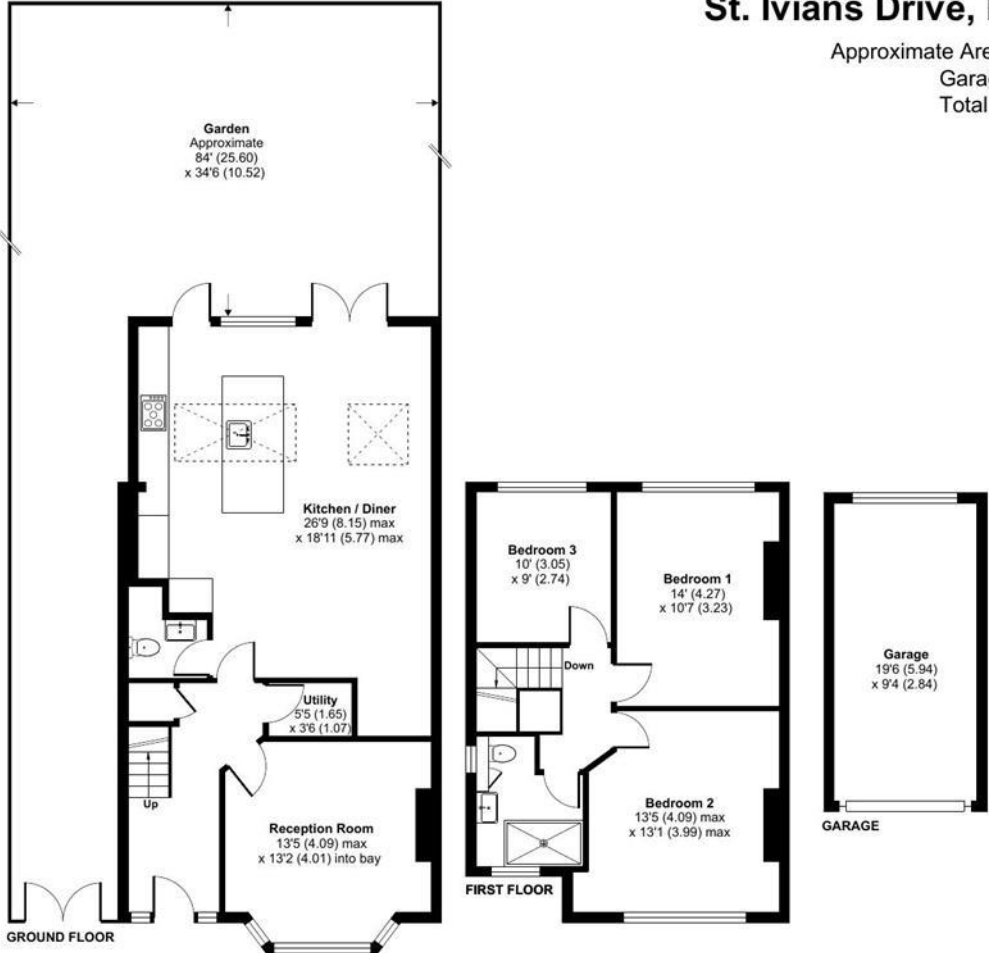
Tenure: Freehold





St. Ivians Drive, Romford, RM2

Approximate Area = 1292 sq ft / 120 sq m
 Garage = 182 sq ft / 16.9 sq m
 Total = 1474 sq ft / 136.9 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). © rnhcom 2024. Produced for Charles Stratton Estates Ltd. REF: 1187607

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
71		85	

Energy Efficiency Rating: A scale from A (92-100) to G (1-20). Current rating is 71, Potential is 85.

Environmental Impact (CO₂) Rating: A scale from A (92-100) to G (1-20). Current rating is 85, Potential is 92.

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.

Viewing by appointment only
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