



## CROSSWAYS, GIDEA PARK

Stunning Detached 1920's Home Situated Within The Gidea Park Conservation Area | Three Bedrooms | Bay Fronted Lounge Opens to Dining Room | Kitchen | Bathroom W.C. | Approx. 86 Foot Rear Garden | Minutes' Walk From Crossrail Elizabeth Line Railway Station | Short Walk to Gidea Park High Street |

**£775,000** Freehold | 3 bedroom detached house for sale

CHARLES STRATTON  
ESTATE AGENTS





Beautiful example of one of Gidea Park's 1920's-character homes, situated within a conservation area which has been meticulously refurbished and maintained over time to result in stunning Art Deco style living accommodation.

As you walk through the manicured front gardens to the front door with coloured leaded light windows and cross the front doorstep with its black and white Victorian mosaic tiles which continue into the entrance hall you can already appreciate just how cared for this beautiful home is.

The Lounge and Dining Room have been opened to provide plenty of natural light with both rooms benefiting from splay bay windows overlooking the front and rear gardens respectively. Both have feature fireplaces carefully sourced by the present owners. The well-appointed Kitchen has been extended to 20'9" in length and has a part glass lantern roof to keep the natural light throughout the property.

To the first floor there are Three Bedrooms and a Bathroom with a Victorian Style Suite.

To the rear, a pathway leads through the gardens which are established and well maintained and includes a store and outdoor W.C. There is an attached garage to the side of the property benefiting from own driveway which can also be accessed from the rear garden.

Viewing at your earliest opportunity is highly recommended.

**Tenure: Freehold**





# Crossways, Gidea Park, RM2

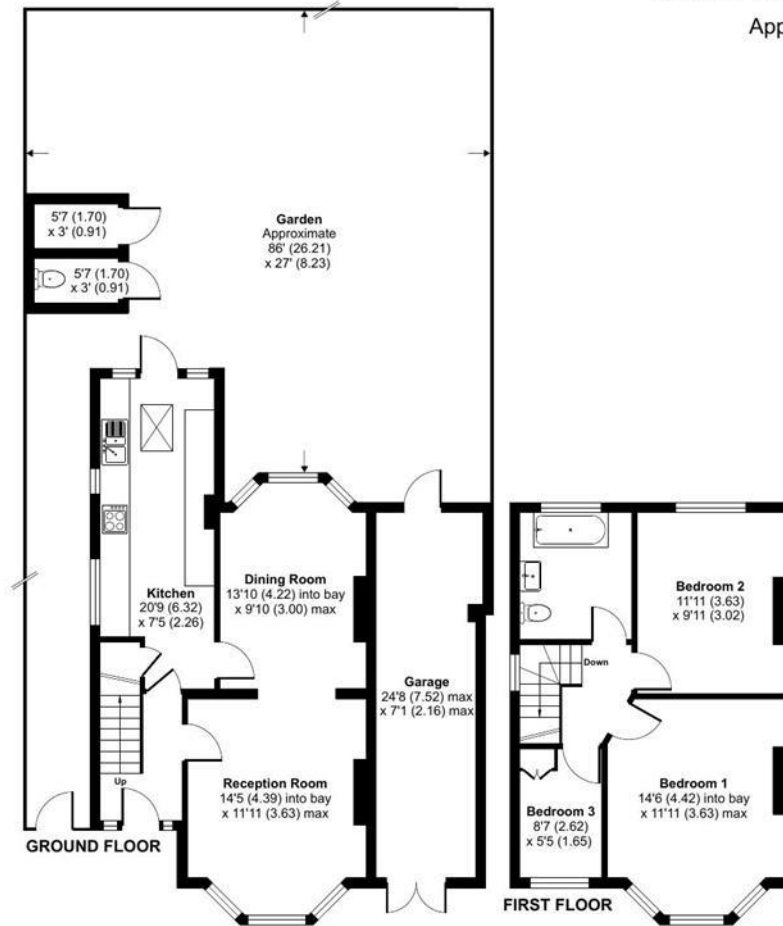
Approximate Area = 967 sq ft / 89.8 sq m

Garage = 166 sq ft / 15.4 sq m

Outbuilding = 34 sq ft / 3.1 sq m

Total = 1167 sq ft / 108.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charles Stratton Estates Ltd. REF: 1207150

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
92-100 <b>A</b>		92-100 <b>A</b>	
81-91 <b>B</b>		81-91 <b>B</b>	
69-80 <b>C</b>		69-80 <b>C</b>	
55-68 <b>D</b>		55-68 <b>D</b>	
39-54 <b>E</b>		39-54 <b>E</b>	
21-38 <b>F</b>		21-38 <b>F</b>	
1-20 <b>G</b>		1-20 <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>).

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.