



GIDEA CLOSE, GIDEA PARK

Four Bedroom Detached Home Backing Onto Raphaels Park | Gidea Park Exhibition Estate | 2794 Square Feet Including Garage | Dual Aspect Lounge | Dual Aspect Dining Room | Kitchen Breakfast Room | Separate Utility | Home Office/T.V. Room | Two G.F. Cloak Rooms | Garden Room | Bathroom | En-Suite |

£1,500,000 4 Bedroom Detached Home On The Exhibition Estate EPC D

CHARLES STRATTON
ESTATE AGENTS



Enjoying an enviable position on The Gidea Park Exhibition Estate backing onto Raphaels Park with elevated views overlooking its seven-acre lake is this beautifully presented detached home.

The property is situated in a cul-de-sac position within Gidea Close and is approached by a large driveway. A large oak door opens to a spacious Reception Hallway with doors opening to the ground floor accommodation and a returning staircase ascending to the first floor. Both the Sitting and Dining Rooms are dual aspect and overlook the rear gardens and are complimented by a Kitchen/Breakfast Room fitted with framed oak furniture, separate Utility, Office/T.V. Room, and a Garden Room fitted with a bar which open to the rear gardens, an ideal spot for entertaining and relaxing in the summer evenings. There are Ground Floor Cloak Room W.C.'s located at both sides of the ground floor accommodation.

To the first floor there are Four Bedrooms, the Master measuring 14'10" X 14'5" with a large En-Suite in addition to the Family Bathroom W.C.

Rear Gardens commence with a large Sun Terrace laid to mainly lawned gardens with established borders and have a south-westerly aspect.

The property is only a few minutes' walk from the High Street which 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 20-30 minute drive away.



Parking options: Off Street
Garden details: Private Garden



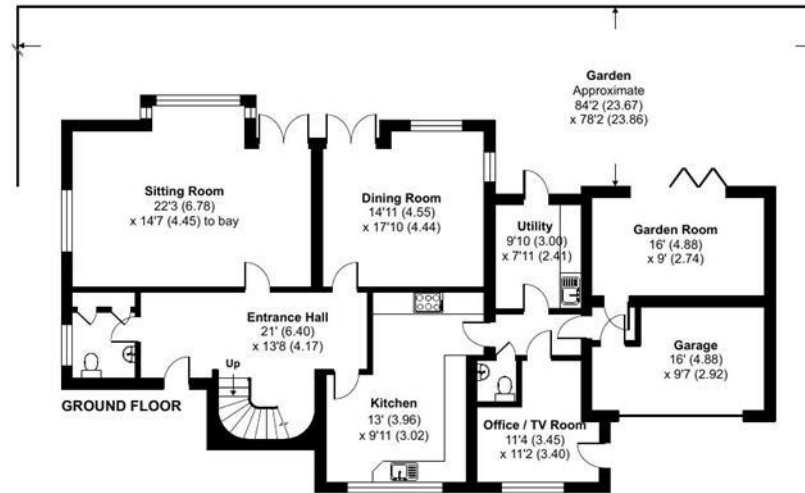
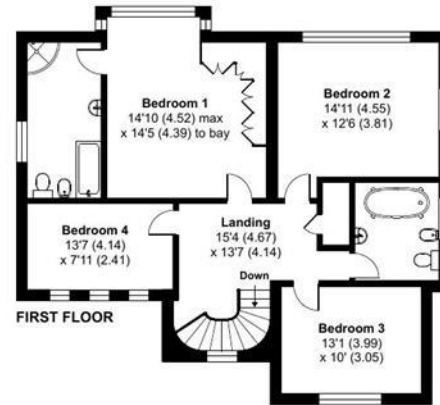
Gidea Close, Gidea Park, RM2

Approximate Area = 2566 sq ft / 238.4 sq m

Garage = 138 sq ft / 12.8 sq m

Total = 2704 sq ft / 251.2 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). © nichcom 2024. Produced for Charles Stratton Estates Ltd. REF: 1217144

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	
64		76	
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 (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/

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. For any information regarding broadband and mobile phone signals go to OfCom via this link - <https://checker.ofcom.org.uk/>