

CHARLES STRATTON

ESTATE AGENTS



Brook Road

Gidea Park

Property Description

Three-bedroom detached home with approximately 70 feet of road frontage situated on the fringes of the Gidea Park Exhibition Estate close to Raphaels Park and The Romford Golf Club.

The property is approached by a generous carriage style driveway providing off street parking and own driveway to an integral garage.

The front door opens to a spacious reception hall with doors opening to the Lounge with views over the rear gardens, dual aspect kitchen, fitted study/second reception, cloakroom W.C. and garage. A returning staircase ascends to the first-floor landing where there are three bedrooms, the master benefiting from an en-suite shower room, and a further family bathroom.

The rear garden enjoys a southerly aspect and commences with a large sun terrace laid to a mainly lawned low maintenance garden.





Location

Brook Road is a beautiful tree-lined turning just off Heath Drive situated on the fringes of the sought-after Exhibition Estate within Gidea Park.

The area is a predominately residential neighbourhood popular with commuters due to its convenient transport links to London Liverpool Street and further benefits from the Crossrail Elizabeth Line with links across London to Heathrow Airport.

The High Street 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-minute drive away.

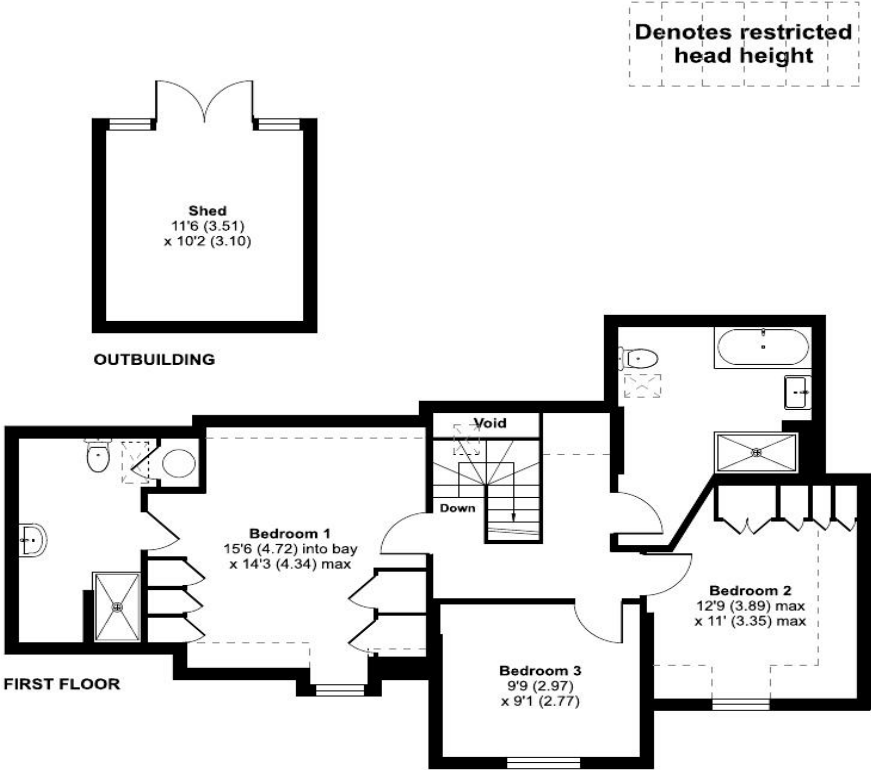
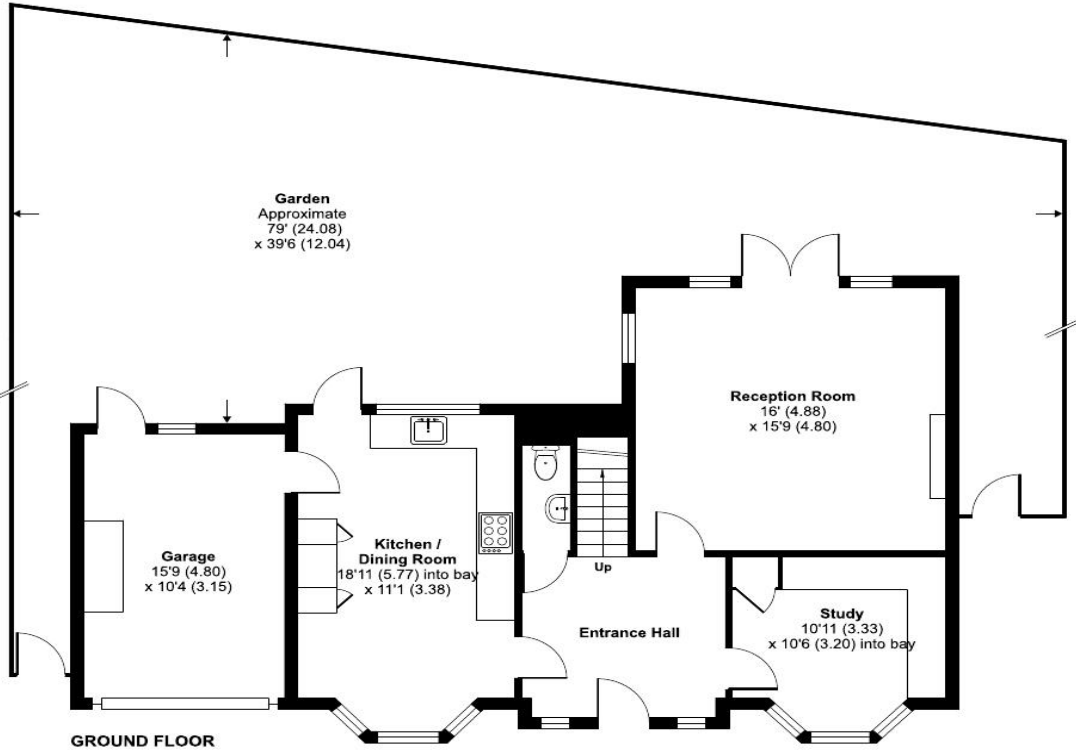
The property is situated within close proximity to a number of open spaces with The Romford Golf Club and Raphael's Park both within short walking distance



Brook Road, Gidea Park, RM2

Approximate Area = 1575 sq ft / 146.3 sq m
 Limited Use Area(s) = 65 sq ft / 6 sq m
 Outbuilding = 117 sq ft / 10.8 sq m
 Total = 1757 sq ft / 163.1 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charles Stratton Estates Ltd. REF: 1115692

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