

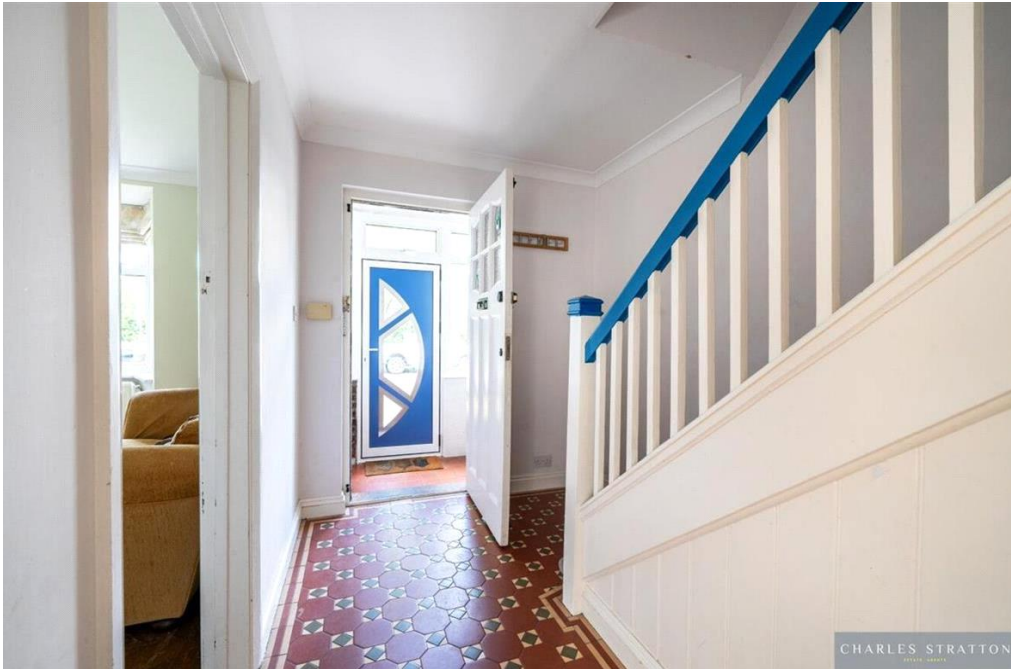


BALGORES SQUARE, GIDEA PARK

***** NO ONWARD CHAIN *** Four Bedroom Semi-Detached Home | Short Walk From Gidea Park's Elizabeth Line Railway Station | Two Bathrooms | Sitting Room | Open Plan Lounge/Diner/Kitchen with Bi-Folding Doors Opening to the Rear Gardens | Ground Floor Cloak Room W.C. | Garage | No Onward Chain |**

Freehold | Four Bedroom Semi-Detached EPC D

CHARLES STRATTON
ESTATE AGENTS



Bright and spacious semi-detached home situated just a few minutes' walk from Gidea Park's Crossrail Elizabeth Line benefiting from excellent rail links across Central London to Heathrow Airport.

Generous living accommodation commences with an entrance porch opening to an entrance hall with doors opening to the sitting room and a large open living area to the rear including both a lounge and dining area and kitchen with a utility area. The cloak room W.C. and integral garage complete the ground floor accommodation. Bifolding doors open to encompass the rear gardens making this an ideal property for home entertaining. To the first floor there are four bedrooms complimented by two bathrooms

To the front the garden is partly lawned with a paved driveway offer off-street parking for two vehicles which leads to the integral garage. Rear gardens are mainly lawned with beds to borders and pedestrian access to the side of the property.

Tenure: Freehold
Parking options: Off Street
Garden details: Private Garden





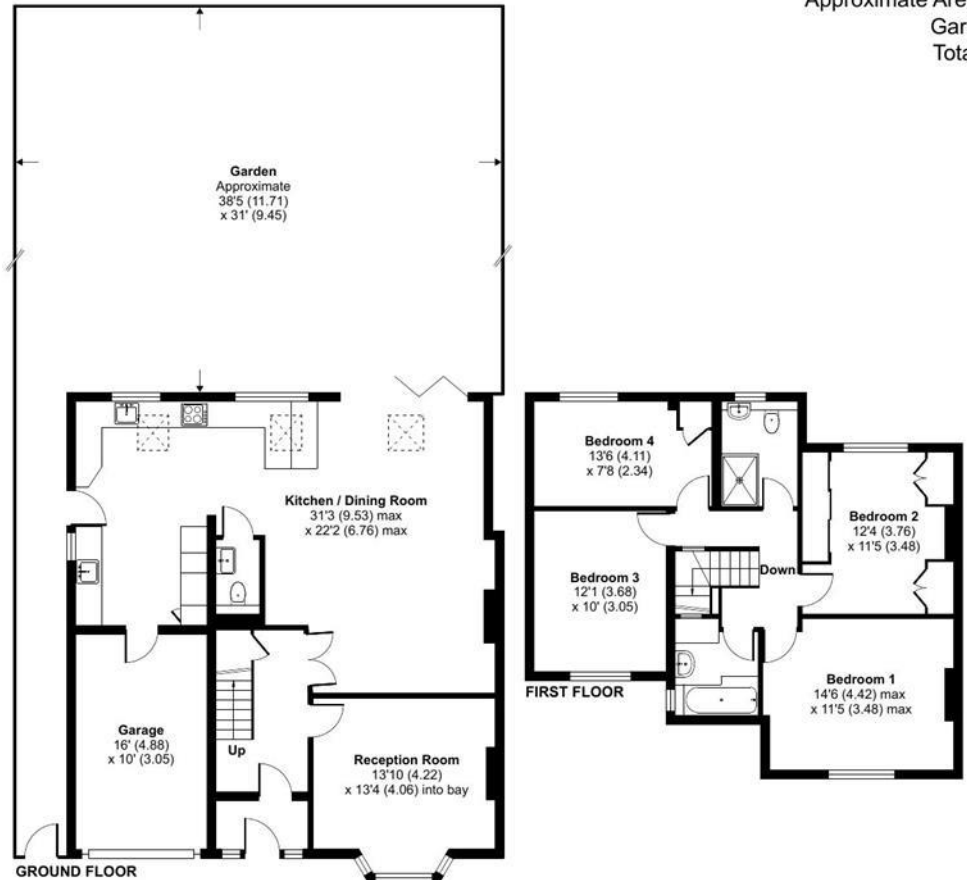
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Balgores Square, Gidea Park, Romford, RM2

Approximate Area = 1645 sq ft / 152.8 sq m
 Garage = 163 sq ft / 15.1 sq m
 Total = 1808 sq ft / 167.9 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). © nrlcheom 2024. Produced for Charles Stratton Estates Ltd REF: 1119884

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																													
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Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ 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 ₂).																													

Viewing by appointment only
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