



BALMORAL ROAD, GIDEA PARK

Extended Four-Bedroom Detached Family Home | 19'2" Lounge | Dining Room | Modern High Gloss Kitchen | Ground Floor W.C. | 4 Piece Family Bathroom | En-Suite | 75'6" Rear Garden | Outbuilding | Off Street Parking | Cul-De-Sac Position | Close To Gidea Park Elizabeth Line Station |

£775,000 Four Bedroom Detached Home EPC D



CHARLES STRATTON
ESTATE AGENTS



Four-Bedroom detached home situated in a pleasant tree-lined cul-de-sac position just a short walk from Gidea Park Elizabeth Line Railway station offering direct links across London to Heathrow Airport.

This Bay-Fronted home has been beautifully maintained by the present owners offering highly appointed living space over three floors. Accommodation commences with an Entrance Hall with doors opening to the Dining Room, 19'2" Lounge overlooking the rear gardens, Kitchen fitted with a range of high gloss units and Cloak Room W.C.

To the first floor there are Three Bedrooms and a Four Piece Bathroom W.C. with the Master Bedroom and En-Suite on the second floor.

Front gardens are mainly block paved to provide generous off-street parking whilst to the rear there are mainly lawned gardens of approximately 75'6" with mature flower and shrub beds to borders and a paved sun-terrace to the rear of the property.

Council Tax Band: E
Parking options: Off Street
Garden details: Private Garden





Balmoral Road, Gidea Park, RM2

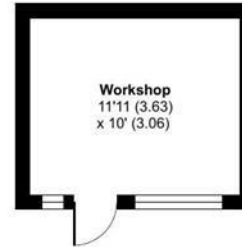
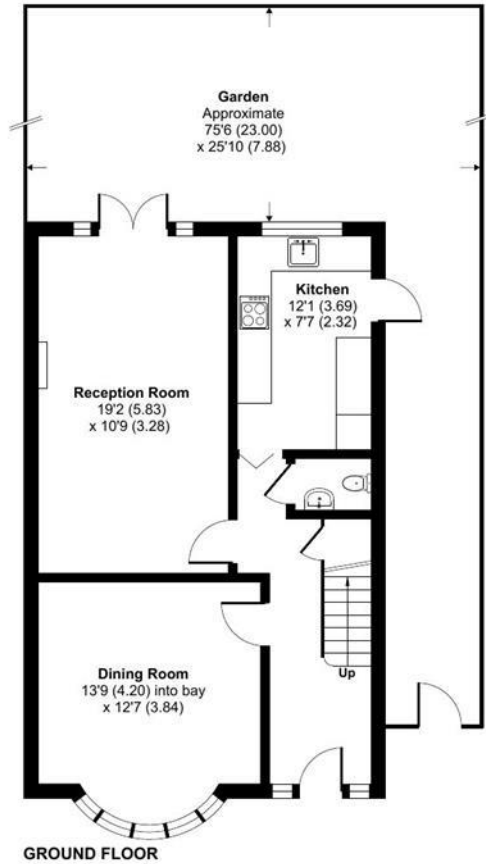
Approximate Area = 1307 sq ft / 121.4 sq m

Limited Use Area(s) = 63 sq ft / 5.8 sq m

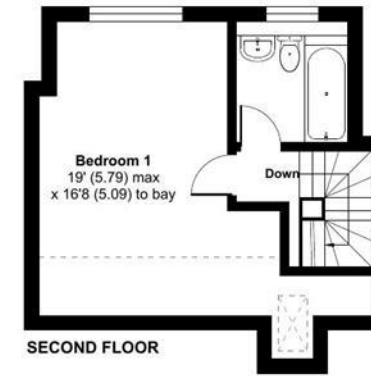
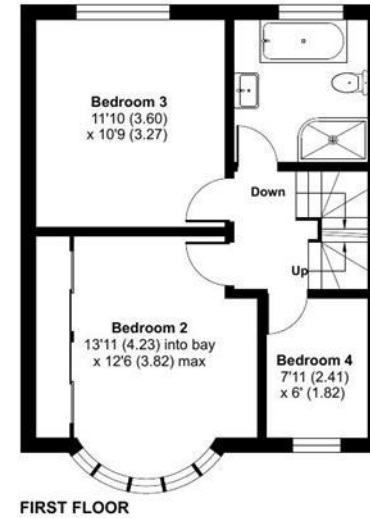
Outbuilding = 120 sq ft / 11.1 sq m

Total = 1490 sq ft / 138.3 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Charles Stratton Estates Ltd. REF: 1221536

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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