



**Parkway, Gidea Park, RM2 5NT**

**welcome to**

## **Parkway**

Situated in this enviable position on Gidea Park's renowned 1911 EXHIBITION ESTATE is this SUBSTANTIAL detached family home, which has recently undergone an extensive program of modernisation. The residence benefits from SIX double bedrooms, SIX reception rooms and an OPEN PLAN high-spec kitchen.



### Entrance

Beautiful feature part leaded light and opaque glazed entrance door with opaque side lights leading into:-

### Reception Hall

Stairs rising first floor with turned balustrade hard wood hand rail, half paneled walls, decorative coving to ceiling, radiator, solid wood flooring

### Lounge

19' 7" x 14' 4" ( 5.97m x 4.37m )  
large Georgian double glazed splay bay window to flank, two further double glazed Georgian style windows to front, a period fire surround with marble insert and hearth, decorative coving to ceiling, plaster paneling to walls, double radiator, fitted carpet, archway leading to :-

### Sitting Room/games Room

13' 7" x 11' 7" ( 4.14m x 3.53m )  
Georgian style double glazed window to flank, decorative coving to ceiling, plaster paneling to walls, integrated and illuminated corner display unit, double radiator, fitted carpet, glazed double doors with matching side lights leading to:-

### Orangery

27' 7" x 17' 1" ( 8.41m x 5.21m )  
With three sets of double glazed double doors with matching side lights providing ample access to terrace and garden, double glazed automated vaulted ceiling with inset low voltage spot lighting, ceramic flooring with under floor heating

### Dining Room

14' 7" x 13' 2" ( 4.45m x 4.01m )  
Double glazed double doors with matching double glazed side lights leading to rear, coving to ceiling, half paneling to walls, period feature radiator, ceramic flooring

### Study

13' 4" x 14' 3" into bay ( 4.06m x 4.34m into bay )  
Georgian style double glazed splay bay window to

front, further double glazed Georgian style window to flank, exposed stock brick fire place with large wooden mantel, double radiator, coving to ceiling, wall light points, parquet flooring

### Kitchen

18' 5" x 14' 7" ( 5.61m x 4.45m )  
Double glazed double doors with matching side lights to rear, comprehensive range of "Shaker" style wall and base level units incorporating larder style unit and matching large central island unit, Corian work top units including island top with inset one and a half bowl sink unit an Quooker hot tap, quality AEG integrated appliances including oven, steam oven, microwave grill, coffee machine, induction hob, extractor hood and dishwasher, period radiator, ceramic flooring, door to:-

### Pantry

Range of wall and base level units and additional shelving, stainless steel sink unit with mixer tap. ceramic flooring

### Inner Hallway

Ceramic tiled flooring, door to:-

### Utility Room

10' 2" x 9' 2" ( 3.10m x 2.79m )  
Double Georgian style window to flank, range of wall and base level units incorporating larder style unit with solid wood block working surfaces over, enamel double bowl Belfast style sink unit with mixer tap, tile splash back, plumbing for washing machine and tumble dryer, double radiator, ceramic flooring, door to garage

### Play Room

15' 7" x 10' 4" ( 4.75m x 3.15m )  
Large double glazed Georgian style window to rear, double radiator, wood flooring

### Landing

A large furnishable landing with turned balustrade and hard wood hand rail, triple full height glazed panels and further steps through to secondary

landing with glazed vaulted ceiling affording ample natural light, half paneled walls, decorative coving to ceiling, double radiator, built in storage cupboard, fitted carpet

### Master Bedroom

14' 10" x 13' 5" ( 4.52m x 4.09m )  
Georgian style double glazed window to rear, radiator, built in communications storage cupboard, fitted carpet, open to:-

### Dressing Room

12' 10" x 10' 11" ( 3.91m x 3.33m )  
Georgian style double glazed window to rear and flank, full range of quality fitted wardrobes to two walls, radiator, fitted carpet

### En Suite Shower Room

14' 6" x 7' 8" ( 4.42m x 2.34m )  
Opaque double glazed Georgian style window to flank, high quality Villeroy & Boch suite comprising of ceramic tiled paneled bath, low level WC, vanity wash hand basin with mono block mixer tap and ample storage below , large walk in Matki shower, double radiator, heated towel rail, tiled flooring, built in cupboard

### Bedroom Two

14' 6" x 13' 8" ( 4.42m x 4.17m )  
Georgian style double glazed window to flank, two further Georgian style double glazed window to front, small built in storage cupboard, double radiator, fitted carpet

### Bedroom Three

12' 9" x 9' 3" plus fitted wardrobes ( 3.89m x 2.82m plus fitted wardrobes )  
Georgian style double glazed window to front, range of fitted wardrobes to one wall, double radiator, fitted carpet

### Bedroom Four

13' 3" x 11' 9" ( 4.04m x 3.58m )  
Georgian style double glazed window to front, feature paneled ceiling with inset spot lighting,



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## welcome to Parkway

- Guide Price £1,650,000 - £1,700,000.
- Accommodation Approaching 4,500 sq feet
- Spacious Garden with Additional Rear Access
- Double Garage and an IN & OUT Driveway
- Utility Room & Walk-in Pantry

Tenure: Freehold EPC Rating: C

guide price

**£1,650,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
GDP100094 - 0011

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