

# Heath Drive

Exhibition Estate, Gidea Park



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£1,275,000

**Located on the much sought after Exhibition Estate in Gidea Park affording a wooded outlook to the front with Romford Golf Course beyond is this Regency styled double fronted detached family house.**

Spacious Reception Hall  
Dual Aspect Lounge 25' x 12'8"  
Dining Room 15'4" x 12'8"

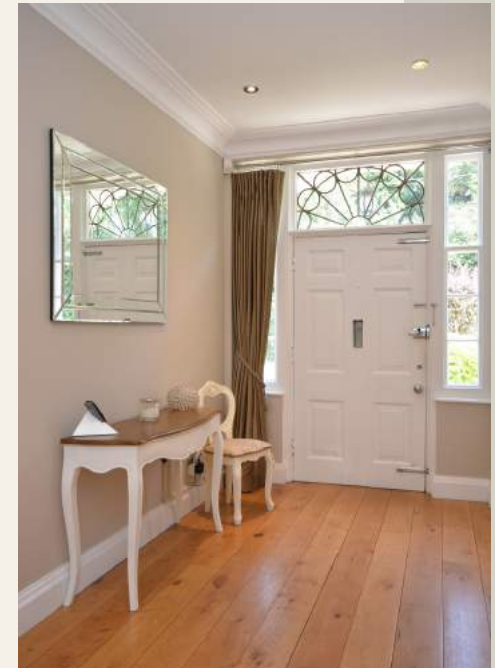
Kitchen/Breakfast Room 22'3" x 12'7" fitted with Oak cabinets & Marble tops with integrated appliances  
Utility Room 9'1" x 8'5"  
Luxury Ground Floor Cloakroom

Bedroom One 15' x 12'8" with Walk-in Wardrobe & En Suite Shower Room  
Bedroom Two 13'2" x 12'7"  
Bedroom Three 12'8" x 11'6"  
Bedroom Four 12'7" x 8'1"  
Luxuriously Appointed Family Bathroom/WC 9'5" x 8'3"

Exposed Wooden Flooring  
Light Oak Internal Doors  
Gas Heating Via Radiators  
Sash Windows

In & Out Driveway  
West Facing Rear Garden approximately 100' In Depth  
Detached Double Width Garage  
Wooded Outlook With Golf Course Beyond  
Sought After Exhibition Estate

Viewing Highly Recommended



To arrange a viewing on this property please call us on 01708 476666



In brief to the first floor there are four double bedrooms, the master bedroom has a walk-in wardrobe and a re-fitted en suite shower room, in addition to which there is a luxuriously appointed family bathroom of 9'5" x 8'3". To the ground floor, the reception hall runs through the property with a door to the rear garden and gives access to living accommodation incorporating a dual aspect lounge 25' x 12'8" and a separate dining room of 15'4" x 12'8". A feature of the property is the luxuriously re-fitted kitchen breakfast room 22'3" x 12'7" in a range of oak "shaker" style cabinets beneath marble tops. There is a separate utility room 9'1" x 8'5" and again a luxuriously appointed ground floor cloakroom. To the front, an in and out driveway provides off-road car parking. To the rear, the garden enjoys a westerly aspect measuring approximately 100" in depth and beyond which there is the detached double width garage. Personal viewing is highly recommended. Ref No. 4768-17 EPC F.





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- CANOPIED ENTRANCE PORCH:** Door with side lights leading to the spacious reception hall.
- RECEPTION HALL:** Exposed wooded flooring. Radiator within cabinet. Staircase rising to the first floor landing with cupboard beneath. Part glazed door to the rear garden. Low voltage lighting. Oak internal doors leading to the lounge.
- LOUNGE 25' X 12'8":** A dual aspect room with exposed wooden flooring. Feature fireplace with a raised marble half and marble surround. Twin sash windows to the front and further sash window to one side and bay window to the rear with fitted bench seating. Low voltage lighting. Picture rail. Radiators within cabinets.
- DINING ROOM 15'4" x 12'8":** Sash windows to the front and one side. Exposed wooden flooring. TV and power points for a wall mounted plasma. Radiator within cabinet. Picture rail. Low voltage lighting.
- KITCHEN BREAKFAST ROOM 22'3" X 12'7":** A feature of the property, being luxuriously appointed in a range of oak "Shaker" style cabinets beneath marble tops. Central island with inset stainless steel five ring hob unit beneath the extractor hood and breakfast bar at either end. Tiled flooring. Radiator with in cabinet. Sash windows on two sides of the room. Two integrated stainless steel ovens. Stainless steel microwave and stainless steel American style fridge freezer. Inset sink unit. Tiled flooring. Low voltage lighting. Door to the utility room.
- UTILITY ROOM 9'1" X 8'5":** With a further range matching base and eye level units in-keeping with the kitchen. Inset sink unit. Tall storage cupboard incorporating the gas fired boiler. Sash windows and door to the rear. Tiled flooring. Low voltage lighting.
- LUXURY GROUND FLOOR CLOAKROOM** Re-fitted with a white suite comprising low WC and pedestal wash hand basin. Large built-in cupboard. Part tiled walls. Tiled flooring continued from the kitchen and utility room. Low voltage lighting. Extractor fan. Heated towel rail.





FIRST FLOOR LANDING:

Turned balustrade. Tall window to the rear. Exposed wooden flooring. Radiator within cabinet. Low voltage lighting. Oak doors giving access to:-

BEDROOM ONE 15' X 12'8":

Sash windows to the front. Radiator within cabinet. Picture rail. Low voltage lighting. Walk-in wardrobe cupboard incorporating hanging and storage space. Radiator. Window to the front. Low voltage lighting. Built-in airing cupboard.

EN SUITE SHOWER ROOM:

White Victorian style suite comprising of a low level WC, pedestal wash hand basin and a double shower cubicle with glazed door. Sash window to the side. Part tiled walls. Ceramic tiled floor. Heated towel. Low voltage lighting. Inset ceiling speakers.

BEDROOM TWO 13'2" X 12'7":

Sash windows to the front and side. Picture rail. Low voltage lighting. Radiator.

BEDROOM THREE 12'8" X 11'6":

Sash windows to the rear. Radiator within cabinet. Picture rail. Low voltage lighting.

BEDROOM FOUR 12'7" X 8'1":

Sash windows to the side and rear. Radiator within cabinet. Picture rail. Low voltage lighting.







FAMILY BATHROOM/WC 9'5" X 8'3":

Luxuriously re-fitted in a white suite incorporating a rectangular pedestal wash hand basin with mixer tap, low level WC, bidet and oval bath unit within a tiled surround. Part tiled walls. Tiled flooring. Sash window to the side. Inset speaker. Wall mounted corner cabinets. Heated towel rail. Large fitted mirrors to one wall.

EXTERIOR:

As previously mentioned the property is set within the most sought after Exhibition Estate of 1911 being within Heath Drive the property has an outlook to the front over mature trees with Romford Golf Course beyond.

FRONTAGE:

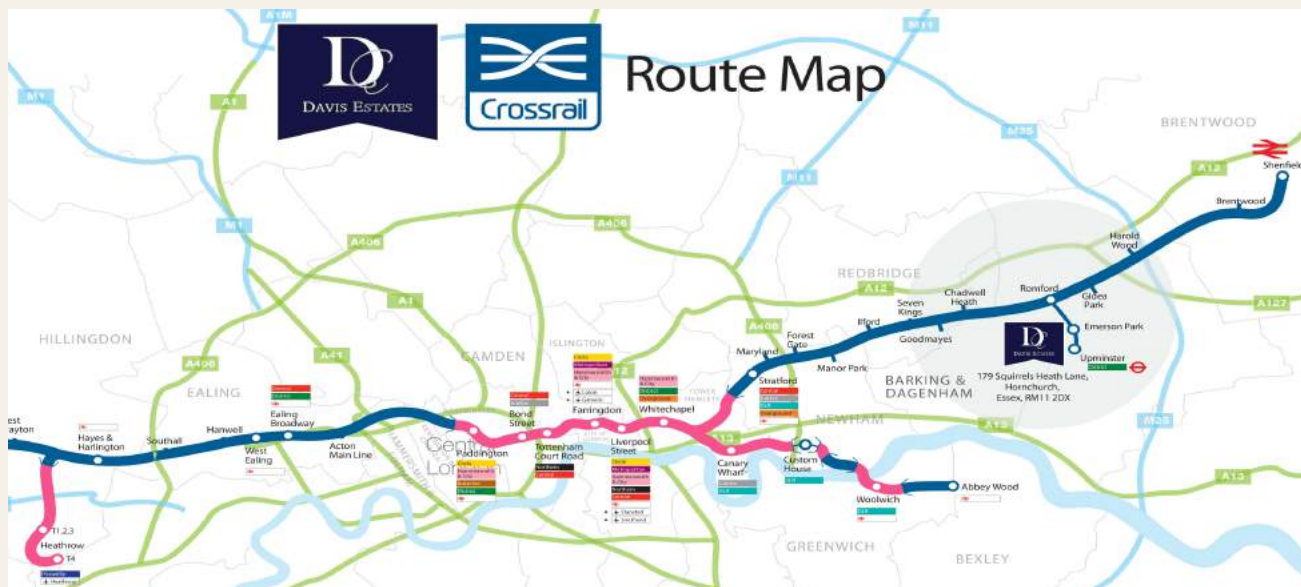
To the front of the property, a gravelled in and out driveway provides off-road car parking with mature shrubs and bushes. The driveway to one side of the house leads to a detached double width garage. Side access also leads to the rear garden.

DETACHED DOUBLE WIDTH GARAGE:

Up and over door. Personal door to the garden.

REAR GARDEN:

The rear garden measures approximately 100' in depth and enjoys a westerly aspect. Off the back of the house there is a feature stone patio with low walling and shrub bed. The garden is predominately laid to well tended lawns with mature privet hedging on either side, screen fencing and further side access.







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