



Keith
Ashton

Heath Park Road,
Gidea Park



36 HEATH PARK ROAD

Gidea Park, RM2 5UH

Guide Price £625,000

Guide Price - £625,000 - £675,000 Situated in a popular part of Gidea Park we are delighted to offer for sale this three bedroom semi detached family home, well presented throughout, with a fantastic south facing garden measuring approximately 170'. The property is set equidistant from both Romford and Gidea Park mainline railway stations, with their links onward into London, and also further back into Essex and beyond. There are excellent schools locally for you to choose from and Romfords busy town centre, with its great options for shopping and socialising, is less than a mile away.

POPULAR LOCATION

THREE BEDROOMS

TWO BATHROOMS

IMPRESSIVE KITCHEN/FAMILY ROOM

UNDERFLOOR HEATING
THROUGHOUT

SOUTH FACING 170' GARDEN

EQUIDISTANT TO ROMFORD & GIDEA
PARK STATIONS

EXCELLENT SCHOOLS NEARBY



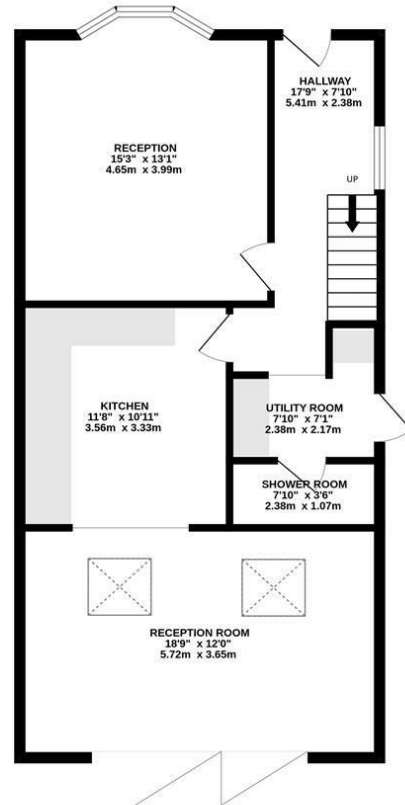
Description

The accommodation to this bright and spacious family home commences with a larger than average hallway giving access to the downstairs rooms, with stairs rising to the first floor. To the right you will find a generously proportioned reception room, with a bay window to the front and luxurious engineered wood flooring, which runs throughout most of the property. Further into the home is the utility area, with outside access, and downstairs shower room, plus access into the modern fully fitted kitchen/dining/family room. This room has an abundance of light flowing in from the large bifold doors and vaulted ceiling skylights, plus added spotlights for those darker evenings, which sets the room off perfectly. The kitchen is fitted with various built in white high gloss units and has plenty of worktop space with some built in appliances in addition. To the first floor there is a large attractive four piece family bathroom and three good sized bedrooms, two of which are large double rooms. Externally the south facing rear garden is of excellent size measuring approximately 170' in depth and being completely unoverlooked. An attractive decked area is accessed from the bifold doors off the back of the house and has plenty of room for your garden table and chairs for entertaining, with a pathway leading to another patio area, again with space for garden furniture, The remainder is mostly laid to lawn with mature tree and shrub borders and fence surround. To the front of the property the driveway provides space for a couple of vehicles to park. With underfloor heating throughout, triple glazing, and the benefit mechanical ventilation heat recovery system , this property is not one to miss and should be viewed internally to fully appreciate the other benefits on offer.

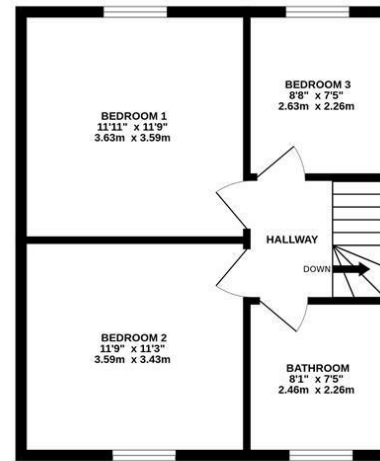




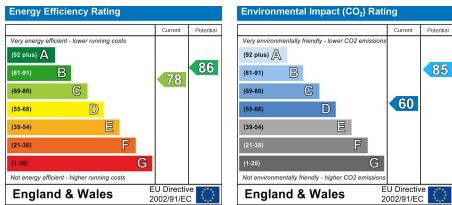
GROUND FLOOR
713 sq.ft. (66.3 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 1158 sq.ft. (107.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES:
Local Authority: Gidea Park
Council tax band: D
Post Code: RM2 5UH

VIEWING:
Strictly by prior arrangement with Keith Ashton Estate Agents

MORTGAGE INFORMATION: We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 260858 or visit our interactive website at www.mortgagebusiness.net

We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website www.keithashton.co.uk

