



CHALKSTREET /
ESTATES

Hamilton Road, Gidea Park, RM2
Offers Over £400,000

Bedrooms: 2 | Bathrooms: 2 | Receptions: 2

Offered for sale with the added advantage of no onward chain, finished to a good standard throughout and ideally located within close proximity of Gidea Park Elizabeth Line station is this bright and spacious two-bedroom house. The property consists of a living room, separate dining room, shower room and separate modern kitchen to the ground floor, upstairs there is a bathroom with shower along with the two double bedrooms. The property also benefits from an 85 ft. south-facing rear garden.

The internal accommodation commences with the entrance porch leading directly to a well-proportioned lounge. Drawing light from the bay window, the room is tastefully decorated.

Heading further into the home, the second reception room is again, beautifully finished and would make the perfect space for an additional dining room.

The single storey rear extension houses a stunning, modern kitchen with numerous high gloss units, a wealth of worktop space, breakfast bar and overhead roof lantern flooding the entire space with natural light. Double doors lead to the garden.

Completing the ground floor footprint is the modern fitted, shower room / WC.

Heading upstairs, there are two similar sized, spacious double bedrooms, one benefiting from wall-to-wall built-in wardrobes.

A recently updated and large family bathroom finishes off the internal accommodation.

Externally, there is a brick walled fronted garden that ensures low maintenance.

The south facing 85 ft. rear garden that commences with a paved patio area with the remainder laid principally to lawn with the end of the garden having rear access to a shared alleyway.

This is considered an ideal first purchase. Viewing is advised to fully appreciate this well maintained and modern family home.

In compliance with The Money Laundering Regulations 2017, we are legally obligated to verify the identity of all prospective purchasers. This process requires the review of valid photographic identification and an official proof of address.

Should your offer on a property marketed by Chalk Street Estates be accepted, you will be required to complete identity verification through our secure third-party provider, Blinc UK. A non-refundable fee of £15 per purchaser is payable in advance of the verification checks.

Please note that a sale cannot be formally agreed, and a memorandum of sale cannot be issued, until all parties have provided valid identification and the verification process has been successfully completed.





- No Onward Chain
- 2 Double Bedrooms
- Terraced House
- 2 Reception Rooms
- Ground Floor Shower Room Plus First Floor Bathroom
- Large South Facing Rear Garden
- Extended to provide a Modern Kitchen/Breakfast Room
- 0.4 Miles From Gidea Park Elizabeth Line Station
- Close to Highly Rated Ofsted Schools





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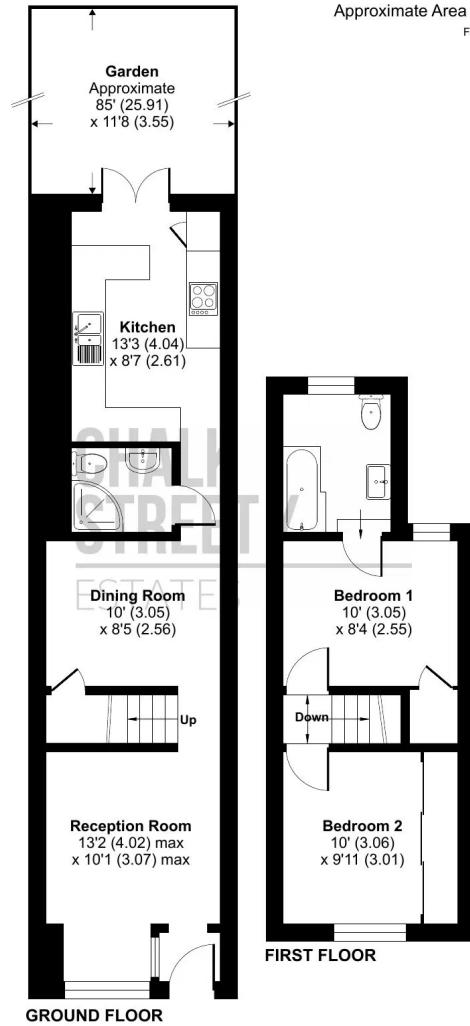
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Hamilton Road, Romford, RM2

Approximate Area = 686 sq ft / 63.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichicom 2025. Produced for Chalk Street Estates Limited. REF: 1383548



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	89
(81-91)	B	
(69-80)	C	69
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Chalk Street Estates - Sales

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