



Brentwood Road, Gidea Park, RM2 5TB

Offers In The Region Of £525,000



** WELL PRESENTED FAMILY HOME WITH OFF STREET PARKING IN GIDEA PARK **

* VIRTUAL TOUR AVAILABLE ONLINE *

OC Homes are delighted to present to the sales market this three-bedroom family home located on Brentwood Road, Gidea Park, RM2. The property is beautifully presented throughout, with scope for further expansion, with options for rear extension and loft conversion (STPP). It is ideally located within walking distance to Gidea Park Station (Elizabeth Line) and boasts a number of local amenities with schools, parks and shops all nearby.

The property is a much loved family home with a 105 ft rear garden, and offers the incoming buyer an opportunity to own a well maintained and beautifully presented home that is ready to move into, with the scope to develop further as required. Accommodation comprises; ground floor - entrance hallway, reception room, modern kitchen / diner, which leads out to a private rear garden of over 100 ft. The first floor boasts three bedrooms, and a family bathroom as well as access to a loft space with can be converted into a further bedroom or two with bathroom (STPP).

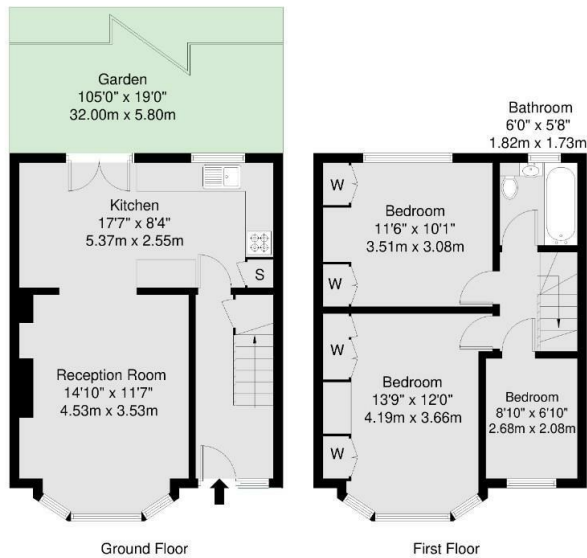
Externally there is a huge private garden to the rear and off street parking for two vehicles to the front. The property is situated ideally for easy access into London via Gidea Park Station, as well as a choice of transport links and also boasts many local amenities including shops, restaurants, gyms and green spaces all within easy reach. To arrange a viewing exclusively through OC Homes, please call the sales team now.

- WELL PRESENTED FAMILY HOME
- OFF STREET PARKING
- 105 FT REAR GARDEN
- POTENTIAL FOR EXTENSIONS
- EXCELLENT TRANSPORT LINKS
- LOTS OF LOCAL AMENITIES
- SOUGHT AFTER LOCATION
- WALKING DISTANCE TO GIDEA PARK STATION

Viewing

Please contact our OC Homes Gidea Park Office on 01708989888 if you wish to arrange a viewing appointment for this property or require further information.

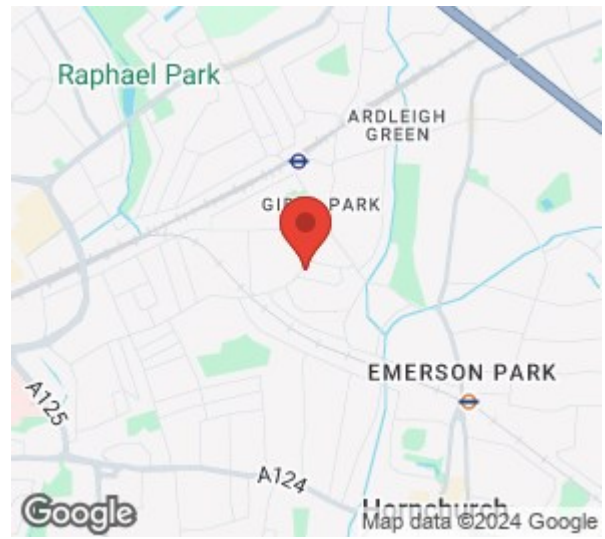




GROSS INTERNAL AREA (GIA) The floorplan area	TOTAL STORAGE SPACE Storage and lockable area	EXTERNAL FEATURES Double, Shower, Towel Warmer	RESTRICTED HEAD HEIGHT Lowest area available
74.6 sq m / 802 sq ft	2.5 sq m / 26 sq ft	185.6 sq m / 1997 sq ft	0.0 sq m / 0.0 sq ft

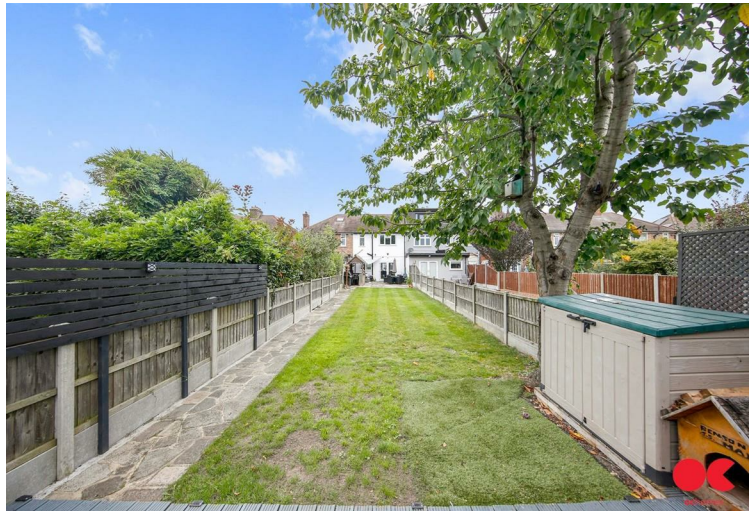
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		70	
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			91
(81-91) B			
(69-80) C		68	
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.