



## Repton Avenue, Gidea Park, RM2 5LT

### Offers In Excess Of £800,000



**\*\* STUNNING FAMILY HOME WITH SOUTH FACING GARDEN IN SOUGHT-AFTER LOCATION IN GIDEA PARK \*\***

**\*\*GUIDE PRICE £815,000 - £825,000\*\***

**\* VIRTUAL TOUR AVAILABLE ONLINE \***

OC Homes are delighted to present to the sales market this charming four-bedroom semi-detached family home located in Gidea Park, RM2. The property is ideally located within walking distance to Gidea Park Station (Elizabeth Line) with lovely side and rear extensions and potential to further go into the loft.

The property has been well maintained by the current owners and offers great internal living accommodation and ample outside space with rear access to garden. Accommodation comprises; ground floor - entrance hallway, reception room, utility room, ground floor shower room, and a wonderful open plan kitchen and dining area within the rear extension, which leads out to a beautiful south facing garden with rear access.

The first floor boasts four bedrooms, and a modern three-piece family bathroom as well as access to a loft space which can be converted into a further bedroom or two with bathroom (STPP). Externally there is a 41ft private garden to the rear which is well maintained and features a tree house, as well as ample off-street parking to the front. It is well finished throughout with hardwood plantation shutters, recently installed carpets and wood flooring, air conditioning, and is ideal for buyers looking to find a family home ready to move into.

The property is situated on a sought after, tree lined street in Gidea Park, and is ideally for easy access into London with 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.

- FOUR BED TWO BATH FAMILY HOME
- SOUTH FACING GARDEN WITH REAR ACCESS
- OFF STREET PARKING
- STUNNING CONDITION THROUGHOUT
- EXCELLENT TRANSPORT LINKS
- SOUGHT AFTER LOCATION

### 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.





Repton Avenue, RM2

134.9 sq m / 1452 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                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (92 plus) <b>A</b>                          |         |           | (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | 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.



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