



## Fairholme Avenue, Gidea Park, RM2 5UP Offers In Excess Of £750,000



**\*\*SPACIOUS SEMI-DETACHED HOUSE OF OVER 2000 SQ FT IN SOUGHT-AFTER LOCATION BY GIDEA PARK STATION\*\***

\* VIRTUAL TOUR AVAILABLE ONLINE \*

OC Homes are delighted to present to the sales market this charming four-bedroom semi-detached family home of over 2000 sq ft located in Gidea Park, RM2. The property is coming to the market for the first time in over 20 years, and is ideally located within walking distance to Gidea Park Station (Elizabeth Line) with a lovely rear extension and potential to further go into the loft and convert garage.

The property has been well maintained, being a family home for many years and offers great internal living accommodation and ample outside space. Accommodation comprises; ground floor - entrance hallway, two reception rooms, a utility room with access to the garage, a good-sized kitchen/diner, a study room (currently used as 5th bedroom) ground floor shower room, and a wonderful dining area within the rear extension, which leads out to a beautiful private garden.

The first floor boasts four bedrooms, and a three-piece 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 63ft private garden to the rear and ample off-street parking to the front with access to the garage. The property is situated 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.

- OVER 2000 SQ FT
- POTENTIAL FOR SIDE EXTENSION AND LOFT CONVERSION
- WELL PRESENTED FAMILY HOME
- BEAUTIFUL REAR EXTENSION
- THREE MINUTE WALK TO GIDEA PARK STATION
- FOUR / FIVE BEDROOMS
- LOTS OF LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS

### Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.

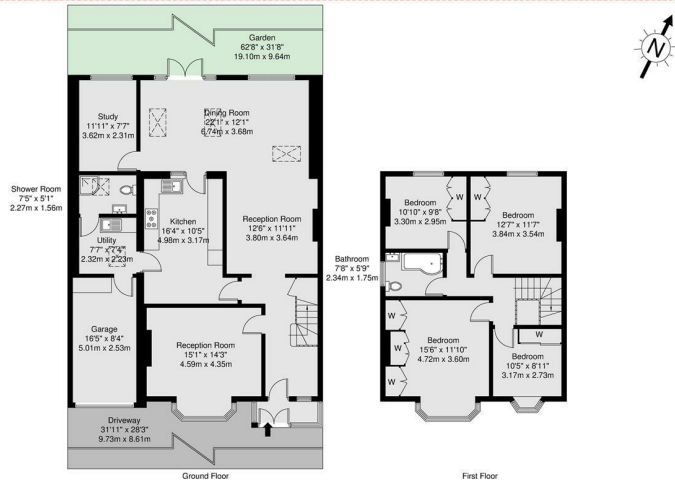






Fairholme Avenue, RM2

GROSS INTERNAL AREA  
189.6 sq m / 2041 sq ft



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

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

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

Maison VUE



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