



Lodge Avenue

Gidea Park, RM2 5AJ

Offered for sale with no onward chain is this three bedroom semi detached home just a stones throw from both Raphael Park and Gidea Park Primary School, the property is in need of refurbishment throughout and would make a great project for a willing buyer as it also offer great potential for both side and rear extensions (STPP), further benefits include a driveway and garage and a 180ft rear garden.

£650,000 - Freehold - Council Tax: E

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Entrance Porch

Double glazed entrance door.

Entrance Hall

Door to porch, stairs to first floor, understair cupboard, radiator, wooden flooring.

Shower Room

Frosted double glazed window to front, low level WC, pedestal wash hand basin, shower, radiator, part tiled walls, tiled flooring.

Reception Room One

13'11 x 11'8 (4.24m x 3.56m)

Double glazed window to front, coved ceiling, radiator, carpet.

Reception Room Two

13'11 x 12'6 (4.24m x 3.81m)

Glazed doors to lean to, gas fire, radiator, wooden flooring.

Lean To

20'2 x 15'1 narrowing to 8'10 (6.15m x 4.60m narrowing to 2.69m)

Window to rear, patio doors to rear, additional WC including low level WC, wash hand basin.

Kitchen

12'5 x 8'5 (3.78m x 2.57m)

Double glazed window to lean to, double glazed door to side, stainless steel single drainer sink, boiler, gas cooker point, plumbing for washing machine, fitted units.

Landing

Double glazed window to front, loft access, cupboard, carpet.

Bedroom One

14' x 11'8 (4.27m x 3.56m)

Double glazed window to front, fitted wardrobes, coved ceiling, radiator, carpet.

Bedroom Two

12'6 x 9'3 (3.81m x 2.82m)

Double glazed window to rear, fitted wardrobes, radiator, carpet.

Bedroom Three

10'9 x 9'2 (3.28m x 2.79m)

Double glazed window to rear, built in wardrobes, radiator.

Bathroom

Frosted double glazed window to side, low level WC, pedestal wash hand basin., panelled bath, radiator, tiled walls, tiled flooring.

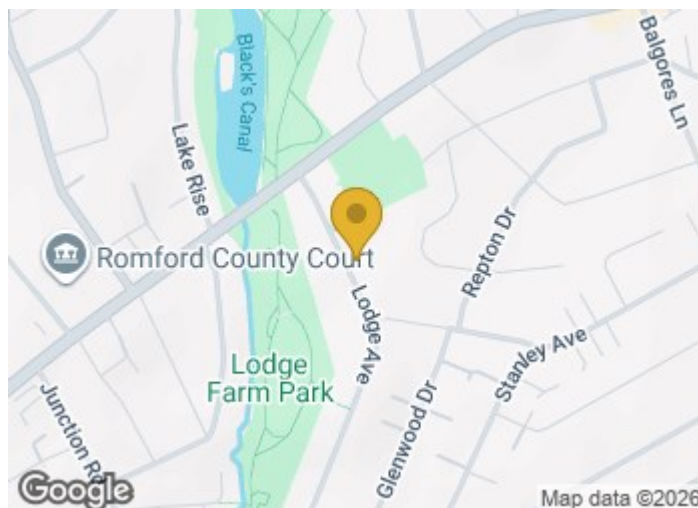
Garden

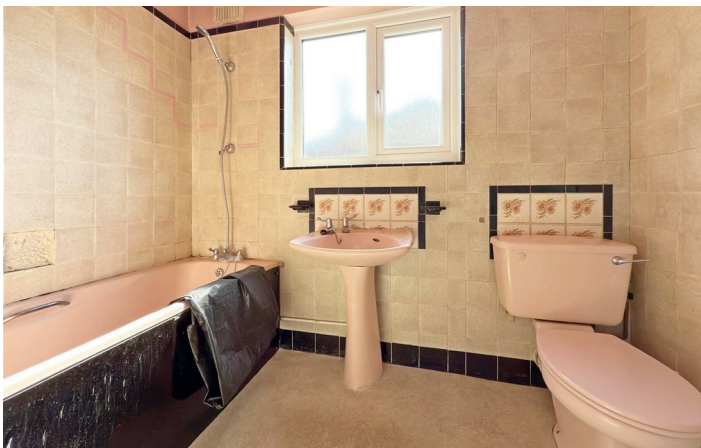
180' (promap measurement) (54.86m (promap measurement))

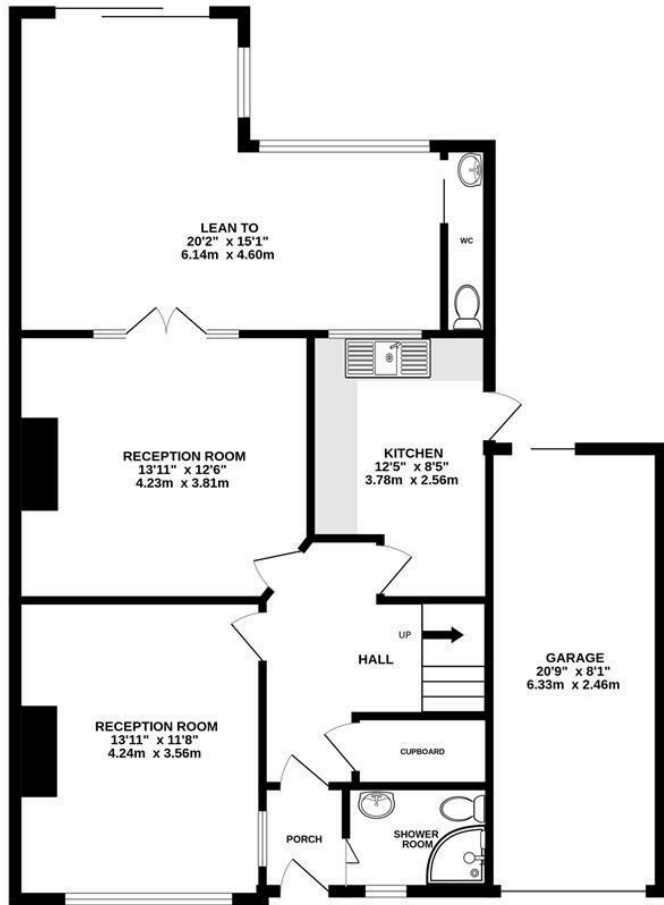
Patio, lawn. Rear of garden in need of attention.

Driveway & Garage

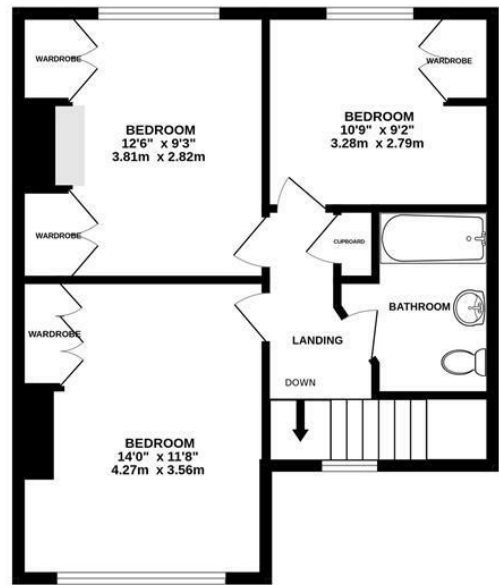
Driveway to front, leading to garage measuring 21'9 x 8'1.







GROUND FLOOR
1004 sq.ft. (93.3 sq.m.) approx.



1ST FLOOR
523 sq.ft. (48.6 sq.m.) approx.

TOTAL FLOOR AREA : 1527 sq.ft. (141.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Material Information:
Council Tax Band: E
Tenure: Freehold

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

Energy Efficiency Rating: 81 (Current), 62 (Potential)

Environmental Impact (CO₂) Rating: 81 (Current), 62 (Potential)