



Repton Drive, Gidea Park, RM2

Offers Over **£700,000**

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Offered for sale with the added advantage of no onward chain, and situated just 0.4 miles from Gidea Park Elizabeth Line Station, is this well presented three-bedroom semi-detached house, offering generous and versatile accommodation throughout.

The internal accommodation commences with a welcoming entrance hallway, providing access to the principal ground floor living areas, with stairs rising to the first floor.

Positioned to the front of the property, the spacious reception room benefits from a large bay window, allowing for plenty of natural light, whilst a feature fireplace provides an attractive focal point.

Spanning the rear of the home is the impressive open-plan kitchen / dining / family room. The kitchen is fitted with ample wall and base units, complemented by worktop space to three sides, and generous space for both dining and seating, making the room well suited to modern family living and entertaining. Bifold doors provide an abundance of natural light and direct access to the rear garden.

Completing the ground floor is a convenient W/C.

To the first floor, the landing, enhanced by an arched glass window that allows for excellent natural light, leads to three comfortable bedrooms. The property offers two generous double bedrooms, whilst the third bedroom is a comfortable single room, ideal as a child's bedroom, dressing room or home office.

These bedrooms are served by the contemporary four-piece family bathroom, comprising a W/C, hand basin, bath and separate shower cubicle.

Externally, the property benefits from off-street parking via a private driveway, together with access to the garage (17'3 x 8'3), offering useful storage or further potential, subject to the necessary planning consents.

The 55' rear garden commences with a large patio with the remainder which is predominately laid to lawn.

Viewing is highly recommended to fully appreciate the space and accommodation on offer.

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
- Three Bedrooms
- Semi-Detached House
- Large Open Plan Kitchen / Reception Room
- Downstairs W/C
- Four Piece Family Bathroom
- 55' Rear Garden
- Garage
- Off Street Parking
- 0.4 Miles From Gidea Park Elizabeth Line Station

According to the vendor:

Heating: Gas central heating
Broadband: Broadband available, supplier unknown as the property is currently vacant.

Mobile Coverage: Good connection with no known issues

Sewerage: Mains drainage understood, with no private drainage system advised







REPTON DR, ROMFORD



**CHALK
STREET /**
ESTATES

3 BEDROOM 2 BATHROOM 2 RECEPTION ROOM 1 GARAGE

GROUND FLOOR 59.71 SQ.M
643 SQ.FT

FIRST FLOOR 52.16 SQ.M
561 SQ.FT

GARAGE 13.18 SQ.M
142 SQ.FT

TOTAL INTERNAL AREA

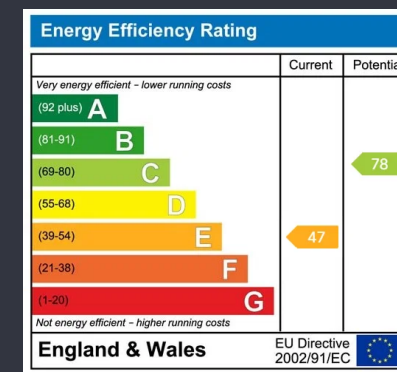
125.05 SQ.M / 1346 SQ.FT

FOR IDENTIFICATION ONLY - NOT TO SCALE



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VISUALS BY
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