



## Carlton Road, Gidea Park, RM2 5AT Offers In Excess Of £575,000



**\*\* BEAUTIFULLY FINISHED FAMILY HOME WITH OFF STREET PARKING. SOUGHT AFTER LOCATION IN GIDEA PARK. SOUTH FACING GARDEN WITH DOUBLE GARAGE \*\***

OC Homes are delighted to present to the sales market, this wonderful three-bedroom end of terrace family home beautifully set within this popular residential turning off Balgore Lane in Gidea Park. The property has been finished to exacting standards with some lovely original features, and is located ideally for easy access to the Elizabeth Line at Gidea Park as well as a number of local amenities.

The property has been well thought out with a number of improvements made by the owners, and some lovely features such as the original parquet flooring, creating a dream family home ready to move into. To the ground floor, accommodation comprises; entrance hallway, reception room, ground floor w/c and utility room, and a stunning kitchen/dining area leading out to the well presented south facing garden with double garage to the rear. The first floor comprises three bedrooms, and modern family bathroom with access to a good size loft space which can be converted to house another bedroom and bathroom (STPP).

Externally to the front, the driveway provides off-street parking with side access to the garden. To the rear, the picturesque south facing garden measures approximately 60ft, providing a quiet and private space to relax. The garden also incorporates a good size double garage with access from the rear.

The property boasts excellent transport links, is close to a host of local amenities and green spaces, and is also within the catchment area for some excellent local schools. It is the ideal family home, beautifully renovated by the current homeowners, well maintained and ready to move into. To arrange a must see viewing, please call the OC Homes team now.

- STUNNING FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- OFF STREET PARKING
- EXCELLENT TRANSPORT LINKS
- ORIGINAL PARQUET FLOORING
- SOUTH FACING GARDEN
- GARAGE WITH REAR ACCESS
- WALKING DISTANCE TO ELIZABETH LINE 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.

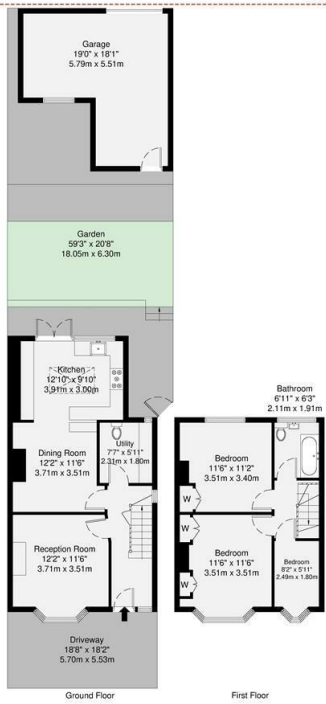




Carlton Road, RM2

CROSS INTERNAL AREA  
79.5 sq m / 855 sq ft

Garage  
24.3 sq m / 262 sq ft



CROSS INTERNAL AREA (GIA)  
The balance of this property  
79.5 sq m / 855 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobe built into  
1.3 sq m / 13 sq ft

EXTERNAL FEATURES  
Garden, Storage, Terrace, Transoms etc.  
145.2 sq m / 1562 sq ft

RESTRICTED HEAD HEIGHT  
Landing on one side 1.3m  
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                                 |  |         |           |
| (81-91) B                                   |  |         |           |
| (69-80) C                                   |  |         |           |
| (55-68) D                                   |  |         |           |
| (38-54) E                                   |  |         |           |
| (21-37) F                                   |  |         |           |
| (1-20) G                                    |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
|   |  | 44      | 81        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |         |           |
| (92 plus) A   |  |         |           |
| (81-91) B   |  |         |           |
| (69-80) C   |  |         |           |
| (55-68) D   |  |         |           |
| (38-54) E   |  |         |           |
| (21-37) F   |  |         |           |
| (1-20) G  |  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |
|   |  | 50      | 81        |

England & Wales EU Directive 2002/91/EC

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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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