



Keith
Ashton

Belgrave Avenue, Gidea Park
Romford



92 BELGRAVE AVENUE

Gidea Park Romford, RM2 6PU

£485,000

We are delighted to present this charming three-bedroom family home, perfectly positioned just 0.6 miles from Gidea Park Station, providing excellent transport links into London and beyond.

Beautifully maintained throughout, this end-of-terrace property offers an exciting opportunity for modernisation and potential to extend (stpp), allowing you to tailor the home and create your ideal family haven.

Situated within easy reach of local amenities and highly regarded schools, this residence combines comfort, convenience, and excellent connectivity – making it an exceptional choice for families seeking their next long-term home.

- THREE BEDROOM FAMILY HOME
- 0.6 MILES FROM GIDEA PARK STATION
- SPACIOUS LOUNGE/DINER
- OFF-STREET PARKING
- CONSERVATORY
- EASY REACH OF HIGHLY REGARDED SCHOOLS
- GARAGE
- POTENTIAL TO EXTEND (STPP)



Description

The internal layout begins with a welcoming entrance hall that flows into a spacious lounge and dining area. A large bay window bathes the front of the home in natural light, while sliding doors open to a bright and airy conservatory at the rear, creating a good space for relaxation and entertaining. A well-appointed kitchen is fitted with a range of eye and base level units, offering generous worktop space and provisions for essential appliances. From here, a door provides direct access to the conservatory, which in turn opens through French doors to the rear garden.

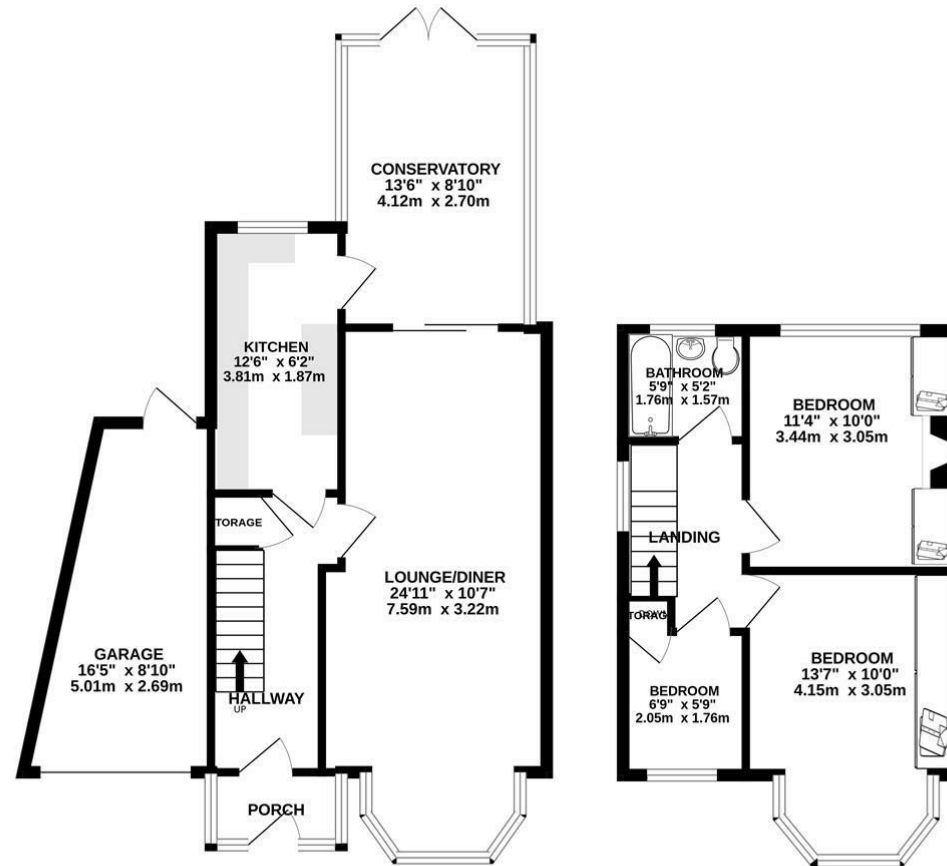
Upstairs, the home features two generously sized double bedrooms, both equipped with fitted wardrobes, and a third single bedroom currently utilised as a study. A modern family bathroom completes the first-floor layout.

Externally, the south-facing rear garden is predominantly laid to lawn and framed by mature shrubs, providing a tranquil outdoor setting. At the front, a block-paved driveway accommodates off-street parking for two vehicles and leads to the attached garage, ensuring both convenience and practicality.

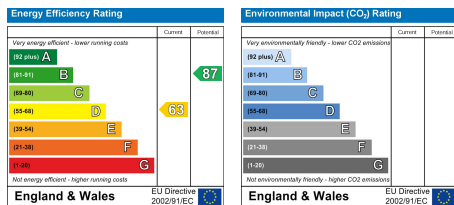


GROUND FLOOR
641 sq.ft. (59.6 sq.m.) approx.

FIRST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA: 992 sq.ft. (92.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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SERVICES:

Local Authority: Romford
Council tax band: D
Post code: RM2 6PU

VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents

OPENING HOURS:

Monday to Friday: 8.45AM - 6.30PM | Saturdays: 9AM - 5.30PM | Sundays: 10AM - 2PM

MORTGAGE INFORMATION:

We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 260858 or visit our interactive website at www.mortgagebusiness.net



We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website www.keithashton.co.uk