



## Cambridge Avenue, Gidea Park, RM2 6QU Offers In The Region Of £650,000



\* 4 BEDROOM EXTENDED FAMILY HOME IN GIDEA PARK. IDEA FAMILY HOME IN SOUGHT AFTER LOCATION WITH SCOPE TO FURTHER IMPROVE - CHAIN FREE \*\*

OC Homes are delighted to present to the sales market this very good size four bedroom semi-detached house with huge potential to create a dream family home with off street parking in the sought-after Gidea Park area. The property is chain free and offers generous accommodation with huge scope for expansion and further development, giving any buyer a rare opportunity to acquire a well presented property with lots of internal space in a highly desirable location offering the new owner a well maintained family home which can be added to if and when required.

The accommodation is set over three levels and comprises; Ground Floor: Entrance hallway, double reception room, leading to a spacious dining area, kitchen, and 90ft east facing garden. First floor: Three well decorated bedrooms, and a lovely three piece family bathroom suite. The converted loft space boasts another double bedroom and has the potential to be further expanded to allow for a further bathroom. Externally the property has a generous driveway with off-road car parking as well as side access leading to the garage. The garden to the rear is a great size at circa 90ft, and offers scope for further extensions if required.

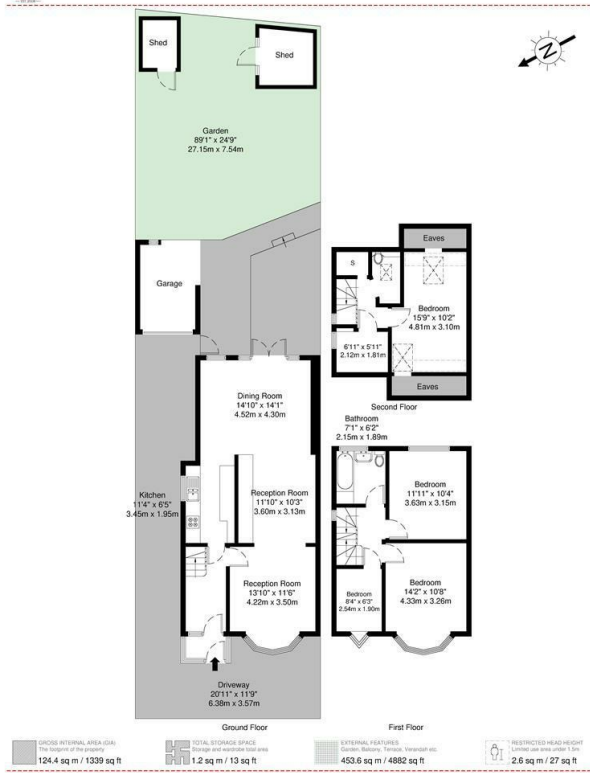
This property is an opportunity for any buyer to acquire a sizeable property which is ideal for a family looking for a home in a sought after location with lots of potential to create a dream home. To arrange a viewing please call the OC Homes sales team now.

- FOUR BEDROOM FAMILY HOME
- IDEAL FAMILY HOME
- EXTENDED TO THE REAR & LOFT CONVERTED
- LOTS OF SCOPE TO IMPROVE
- EXCELLENT TRANSPORT LINKS
- SOUGHT AFTER LOCATION
- OFF STREET PARKING
- CHAIN FREE

### Viewing

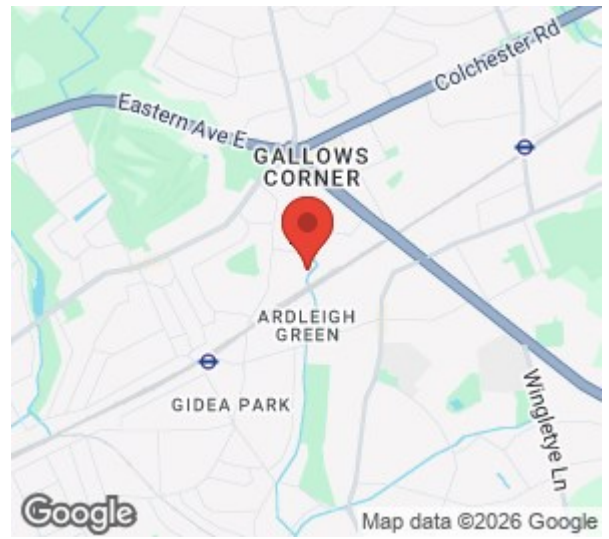
Please contact our OC Homes Gidea Park Office on 01708989888 if you wish to arrange a viewing appointment for this property or require further information.





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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <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>	
(39-54) <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



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.