





## Ferguson Avenue, Gidea Park, RM2

Offers Over £700,000

3 2 2



Ideally located within close proximity of Gidea Park Elizabeth Line station, with over 1500 square foot of well-maintained living space, is this extended three bedroom semi-detached house.

Upon entering the home, via the enclosed porch, you are greeted with a welcoming entrance hallway with stairs rising to the first floor.

Situated at the front of the property, drawing light from a large bay window is the principal reception room. Measuring an impressive 20'9 x 11'10, the room enjoys beautiful modern tones, deep skirting boards, fitted shutter blinds and luxury carpets throughout.

Also positioned at the front of the home, is the second reception room which is currently arranged as a home office / study.

Occupying the rear of the property is the extended kitchen / lounge / diner which provides the perfect space for modern family living.

The kitchen comprises ample Quartz work surfaces to three sides, wall and base units and various integrated appliances such as a full-length fridge and full-length freezer, Bosch microwave, oven, 5 gas burner hob and extractor. The living / dining area is beautifully presented with modern tones and high-quality flooring underfoot. The bi-folding doors, overlooking the rear garden, flood the area with natural light.

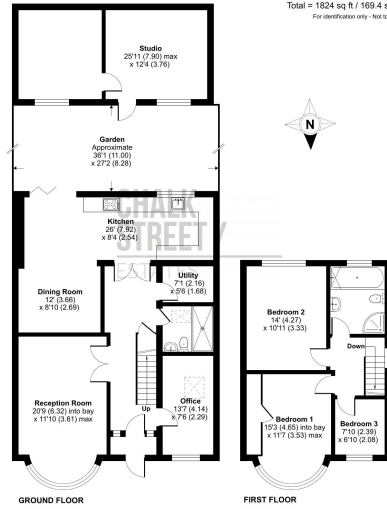
Accessed off the hallway is the separate utility room.





# Ferguson Avenue, Romford, RM2

Approximate Area = 1503 sq ft / 139.8 sq m  
 Studio = 321 sq ft / 29.8 sq m  
 Total = 1824 sq ft / 169.4 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Requirements. ©Chalkstreet 2024. Produced for Chalk Street Estates Limited. 1907 / 100010

- Three Bedrooms
- Semi-Detached House
- Extended To The Side & Rear
- Well Presented Throughout
- Open Plan Kitchen / Diner
- Ground Floor Shower Room
- Well Appointed Family Bathroom
- Off Street Parking
- 36' South Facing Rear Garden With Large Outbuilding
- 0.7 Miles From Gidea Park Elizabeth Line Station

