



**CHALK STREET /**  
ESTATES

# Reed Pond Walk, Gidea Park, RM2

Offers Over £925,000

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Offered for sale with the added advantage of no onward chain, situated within the picturesque Gidea Park Exhibition Estate, just one mile from Gidea Park Elizabeth Line Station, is this substantial four bedroom detached house.

Upon entering the home, you are greeted with a welcoming L-shaped hallway with stairs rising to the first floor.

Positioned at the front of the home, measuring 14'8 x 13'3, is the spacious dining room. At the rear of the home, overlooking the impressive garden via the French patio doors, is the spacious reception room (21' x 11'6). Both rooms are well presented and enjoy stunning exposed brick fireplaces and dual aspect windows which flood the rooms with natural light.

The spacious kitchen comprises a beautiful bay window overlooking the rear, numerous wall and base units, ample worktop space, and room for essential appliances. Accessed off such is the lean-to which provides external access to the front and rear.

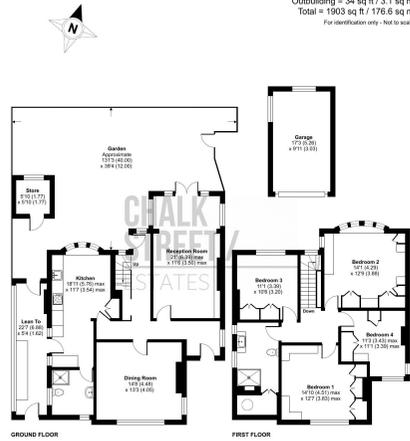
Rounding off the internal layout is the ground floor shower room which is positioned off the kitchen.

Heading upstairs, there are three double bedrooms and a further single. All four bedrooms are well presented and enjoy fitted wardrobes.



**Reed Pond Walk, Romford, RM2**

Approximate Area = 1697 sq ft / 157.8 sq m  
 Garage = 172 sq ft / 15.9 sq m  
 Outbuilding = 34 sq ft / 3.1 sq m  
 Total = 1903 sq ft / 176.8 sq m  
 For identification only - Not to scale



Plan plan produced in accordance with BSIC Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Requirements. ©ChalkStreet 2023. Produced by Chalk Street Estates Limited. 1907\_1201212

- No Onward Chain
- Detached House
- Spacious Kitchen
- Family Bathroom
- Stunning 131' Rear Garden
- Four Bedrooms
- Two Large Reception Rooms
- Ground Floor Shower Room
- Off Street Parking Plus Garage
- One Mile From Gidea Park Elizabeth Line Station



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>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(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	

