



CHALK STREET /
ESTATES

Carlton Road, Gidea Park, RM2

Offers Over £600,000

Bedrooms: 4 | Bathrooms: 2 | Receptions: 1

Ideally located just 0.4 miles from Gidea Park Elizabeth Line Station, and within close proximity to local schools, shops and Lodge Farm Park, is this extended four-bedroom semi-detached house.

Well presented throughout, this impressive property features a spacious through-lounge and an extended, L-shaped kitchen/dining room to the ground floor. Across the upper floors, there are four well-proportioned bedrooms, a modern family bathroom and an additional shower room.

Upon entering via the enclosed porch, you are welcomed by a bright entrance hallway with stairs rising to the first floor.

Drawing an abundance of natural light from the attractive walk-in bay window, the spacious through-lounge measures an impressive 28' x 12'4. Centred around a feature fireplace, the room is tastefully decorated with neutral tones, decorative cornicing and deep skirting boards, and offers ample space for both living and dining.

Positioned within the rear extension, the L-shaped kitchen/diner is fitted with a range of wall and base units, generous worktop space and room for essential appliances. Sliding patio doors overlook the impressive rear garden and flood the space with natural light, making it ideal for both everyday living and entertaining.

To the first floor, there are two large double bedrooms, a further single bedroom, and a contemporary family bathroom.

The second floor has been converted to provide a spacious principal bedroom (16'4 x 13'7), complete with useful eaves storage and the added benefit of an en-suite shower room.

Externally, the property features off-street parking on a paved driveway, along with shared side access to the rear. An electric vehicle charging point has also been installed, ideal for modern living needs.

The south-east facing rear garden is a particular highlight, extending to approximately 200ft. It commences with a generous patio area, with the remainder predominantly laid to lawn and bordered by mature planting and shrubbery. The garden also features three useful storage sheds.

Viewing is highly recommended to fully appreciate the space, presentation and exceptional garden this wonderful family home has to offer.





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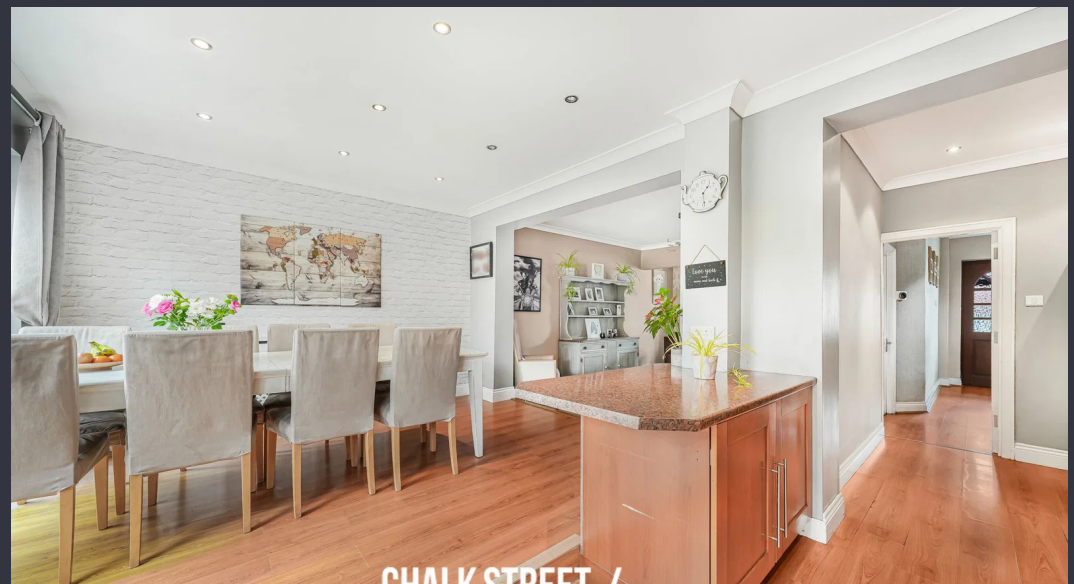
- Four Bedrooms
- Semi-Detached House
- Extended To The Rear
- Spacious Through Lounge
- Kitchen / Diner
- Loft Conversion With Bedroom & Shower Room
- Off Street Parking With Side Access
- 200' South Facing Rear Garden Three Outbuildings
- 0.4 Miles From Gidea Park Elizabeth Line Station
- Walking Distance To Local Schools & Lodge Farm Park

In compliance with The Money Laundering Regulations 2017, we are legally obligated to verify the identity of all prospective purchasers. This process requires the review of valid photographic identification and an official proof of address.

Should your offer on a property marketed by Chalk Street Estates be accepted, you will be required to complete identity verification through our secure third-party provider, Blinc UK. A non-refundable fee of £15 per purchaser is payable in advance of the verification checks. Please note that a sale cannot be formally agreed, and a memorandum of sale cannot be issued, until all parties have provided valid identification and the verification process has been successfully completed.



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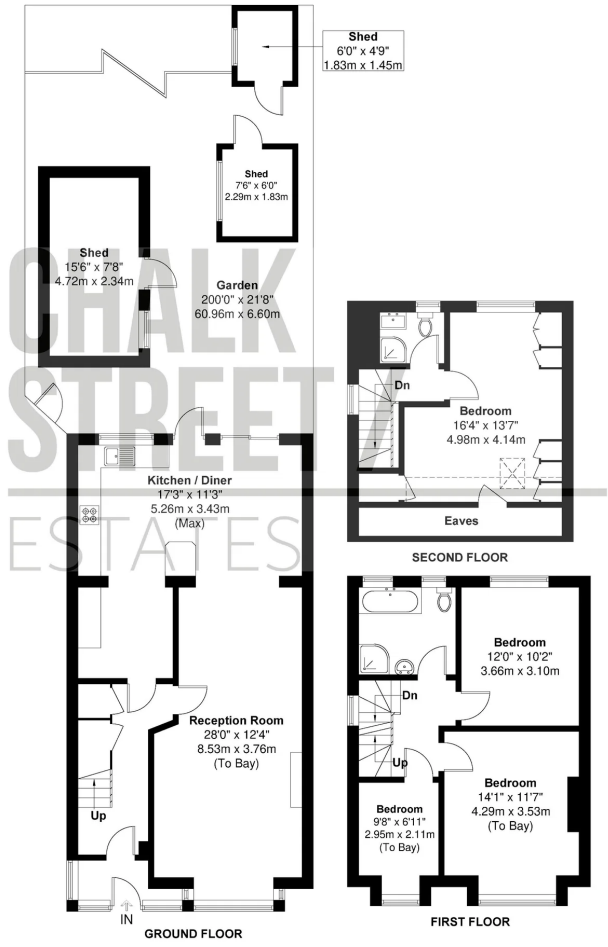
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Approximate Area = 147.5 sq m / 1587 sq ft

Sheds = 18 sq m / 193 sq ft

Total = 165.5 sq m / 1780 sq ft

For Identification only - Not to Scale



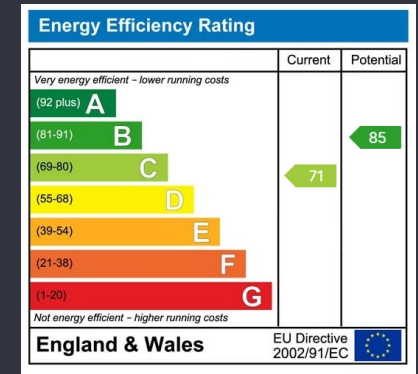
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for © Chalk Street Estates Limited.



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Chalk Street Estates - Sales

63-65 Station Lane, Hornchurch, Greater London RM12 6JU

01708 922837

sales@chalkstreet.co.uk

https://chalkstreet.co.uk/