



CHALK STREET /

Repton Avenue, Gidea Park, RM2

Offers Over **£800,000**

Bedrooms: 4 | Bathrooms: 2 | Receptions: 2

This extended four-bedroom semi-detached house, offering over 1550 square feet of total accommodation, is beautifully presented throughout and ideally located within 0.3 miles of Gidea Park Elizabeth Line station and just 0.2 miles from Gidea Park Primary School.

The internal accommodation begins with a welcoming entrance hallway, providing access to most of the ground floor living areas, with stairs rising to the first floor.

The spacious living room, drawing light from a walk-in bay window to the front elevation, is beautifully decorated. Further features include luxury carpet underfoot, a central chimney breast with a log-filled opening, and ample storage cupboards, creating a comfortable and inviting space.

Spanning the entire rear of the home is the simply stunning, open-plan kitchen / dining / family room. This impressive space comprises a range of fitted, stylish units, an expanse of Quartz worktops to three sides extending to a breakfast bar, and various integrated appliances such as a wine cooler, double oven, microwave, washing machine, and fridge freezer. Further features include abundant space for a dining table and chairs, as well as an additional reception/entertaining area. Bi-folding doors seamlessly connect to the garden, while underfloor heating, air conditioning, and three sky lanterns flood the room with natural light, making it perfect for both everyday living and entertaining.

Positioned off the kitchen, the garage has been thoughtfully converted to provide a handy utility room, which in turn leads to an impressive ground floor shower room, both benefiting from underfloor heating.

Heading up to the first floor, there are three well-proportioned double bedrooms, with bedrooms one and three featuring fitted wardrobes. A further single bedroom is positioned at the front of the home, currently arranged as a study/office.

At the front of the home is the well-appointed, modern family bathroom, featuring high-quality sanitary-ware and a shower bath.

Externally, the front of the property offers off-street parking for three cars via a brick-paved driveway, complemented by a flower bed to one side and access to the remaining garage/storage room.

The 40ft south-west facing rear garden commences with a raised patio, with steps leading down to the remainder of the garden which is predominantly laid to lawn, bordered with various shrubs and trees, providing a delightful outdoor space for relaxation and enjoyment. The garden further benefits from rear access, along with a useful storage shed and a charming tree house, making it ideal for families and additional outdoor storage.

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





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- Four Bedrooms
- Extended Semi-Detached House
- Two Reception Rooms
- Large Open Plan Kitchen / Reception Room
- Separate Utility
- Ground Floor Shower Room
- Off Street Parking
- 40ft South-West Facing Garden
- Over 1550 Square Foot of Total Accommodation
- 0.3 Miles from Gidea Park Station



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Repton Avenue, Gidea Park, Romford, RM2

Approximate Area = 133.6 sq m / 1438 sq ft

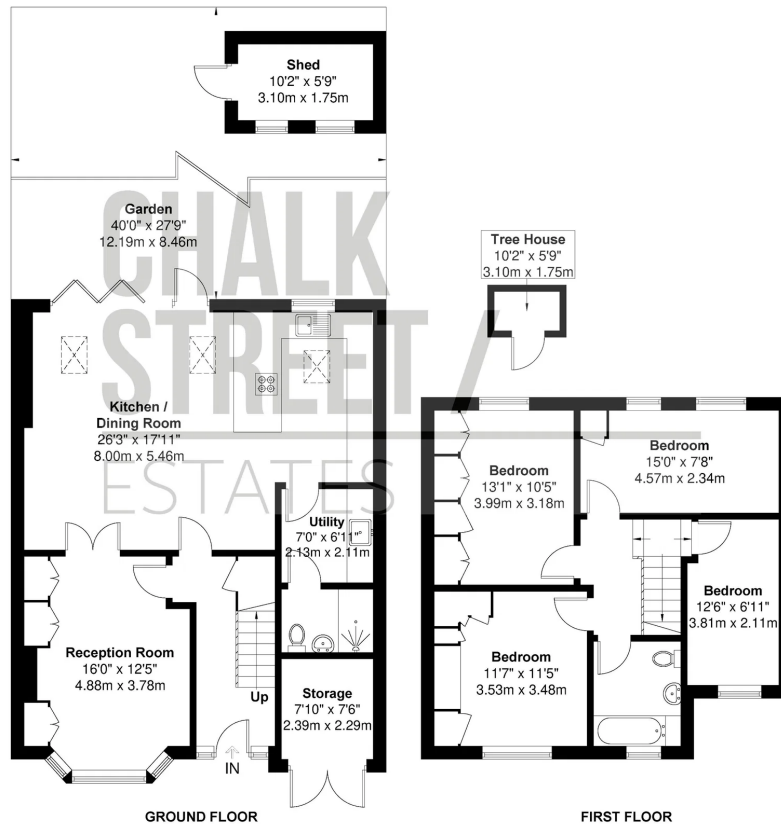
Shed Area = 5.4 sq m / 58 sq ft

Storage = 4.8 sq m / 51 sq ft

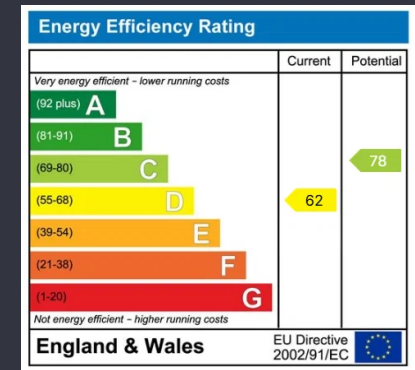
Tree House = 1.3 sq m / 13 sq ft

Total = 145.1 sq m / 1560 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).
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