



**Main Road, Gidea Park, RM2**

**Guide Price £750,000**

**Bedrooms: 4 | Bathrooms: 2 | Receptions: 2**

**Guide Price £750,000- £775,000**

Ideally located in a sought after residential area, just 0.4 miles from Gidea Park Elizabeth Line Station is this substantial and beautifully presented four bedroom semi-detached house.

Amassing over 1,770 square foot of accommodation, this wonderful family home enjoys a large reception room, an open plan kitchen / dining room and shower room to the ground floor whilst upstairs there are four bedrooms and a family bathroom. Externally there is ample off street parking, side access and a 100' south facing rear garden.

Upon entering the home, you are greeted with a grand entrance hallway with stairs rising to the first floor.

Measuring 19'11 x 15'11, the principal reception room, which draws light from the large window to the front elevation. Beautifully decorated with modern tones, further features include a centre fireplace with log burner, deep skirtings, decorative cornice and high quality carpets underfoot. Double doors open onto the bright and airy conservatory which overlooks the impressive rear garden.

The stunning kitchen boasts numerous wall and base units, ample worktops, a centre breakfast island, and room for essential appliances. Measuring 21' x 13'2 the area provides adequate space for a large dining table and chairs. With double patio doors opening onto the garden, the entire space is flooded with natural light.

Completing the ground floor footprint is the shower room.

Heading up to the first floor, the spacious landing provides access to all four double bedrooms and the family bathroom.

Externally, to the front there is ample off street parking via the driveway and side gate access to the rear.

The 100' south facing rear garden commences with a large patio area, ideal for entertaining on summer evenings, with the remainder mostly laid to lawn. At the base of the garden there is a large wooden shed, ideal for storage.

Viewing is highly recommended to fully appreciate all this wonderful home has to offer.



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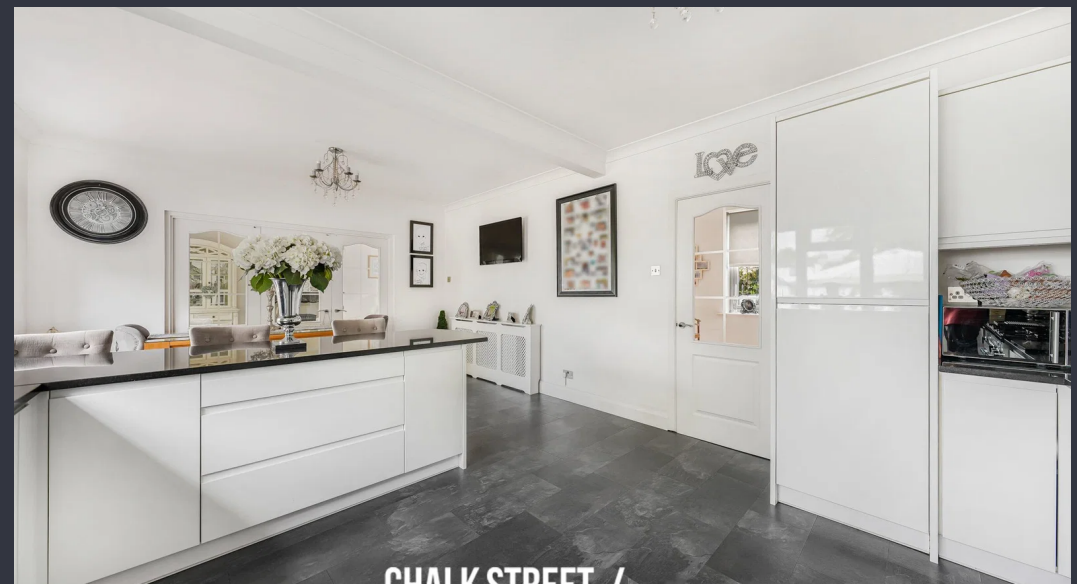


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- Four Bedrooms
- Semi-Detached House
- 1,778 Sq. Ft. of Internal Living Accomodation
- Spacious Reception Room
- Open Plan Kitchen / Diner
- Ground Floor Shower Room Plus Upstairs Family Bathroom
- Off Street Parking
- Side Gate Access
- 100' South Facing Rear Garden
- 0.4 Miles From Gidea Park Elizabeth Line Station

*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.*





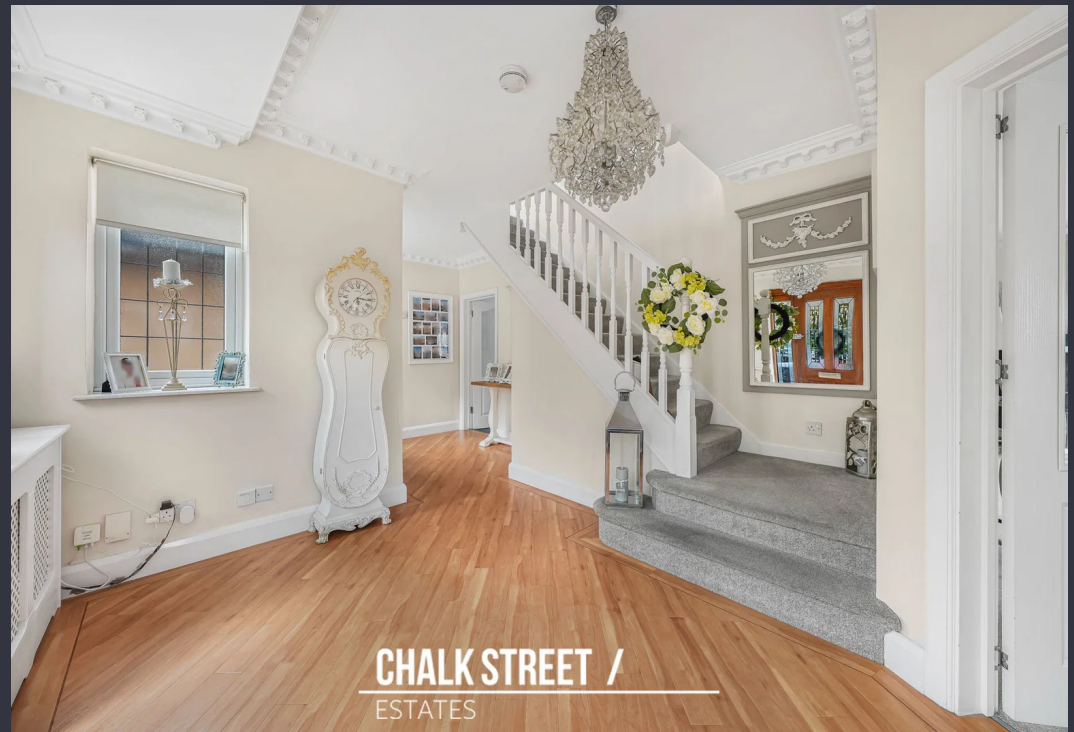
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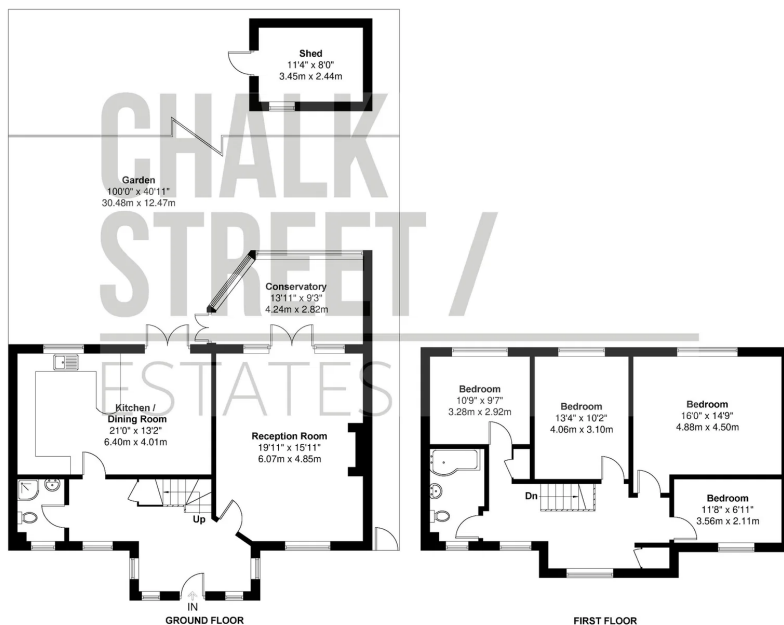
## Main Road, Romford, RM2

Approximate Area = 165.2 sq m / 1778 sq ft

Shed = 8.4 sq m / 90 sq ft

Total = 173.6 sq m / 1868 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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	

## Chalk Street Estates - Sales

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