



Upper Brentwood Road, Gidea Park, RM2

£325,000

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Offered with the added advantage of no onward chain, this two bedroom ground floor maisonette is situated within close proximity of Gidea Park Elizabeth Line Station and Ardleigh Green School.

The property comprises two double bedrooms, a reception room, a kitchen, a family bathroom and a private rear garden.

Both bedrooms are doubles which provide ample space for wardrobes. The larger of the two bedrooms features a bay window and fireplace.

Towards the rear, the reception room measures 12'2 x 10'9 and enjoys wooden flooring underfoot. Flowing through to the kitchen, this comprises wall and base units, space for appliances and access to the rear garden.

The internal layout is completed by a family bathroom.

Externally, there is off street parking for two vehicle to the front of the property, along with a private rear garden of approximately 33 ft and a large outbuilding ideal for storage.

This property provide an excellent opportunity to add your own personal touch to a property

According to the vendor:

Remaining Lease: 113 Years

Ground Rent: £100 P.A.

Service Charge: None

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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- Two Bedrooms
- Ground Floor Maisonette
- Sought After Location
- Off Street Parking
- Rear Garden With Storage
- 0.1 Miles from Gidea Park Station
- Allows Scope To Personalise Throughout
- 113 Years Remaining On Lease
- Ground Rent £100 P.A.
- No Service Charge



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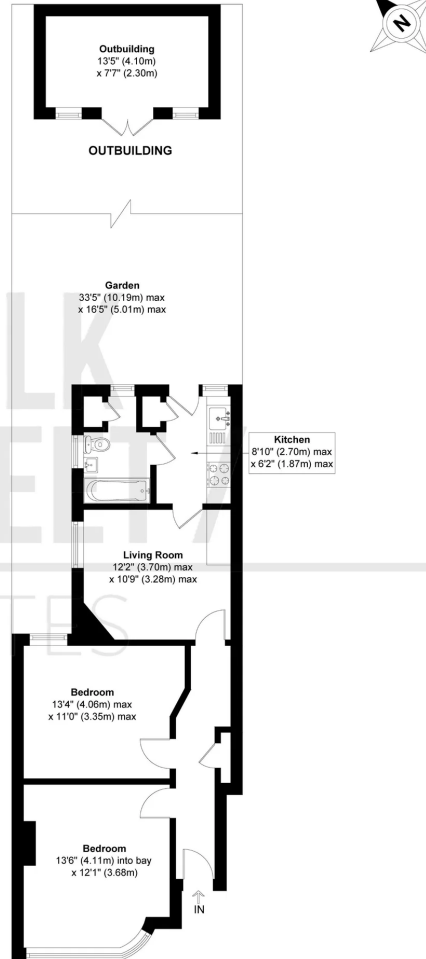
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Upper Brentwood Rd, Romford RM2

Area = 58.04 sq m / 625 sq ft
 Outbuilding = 9.43 sq m / 102 sq ft
 Total = 67.47 sq m / 727 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	71	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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