



Station Road, Romford, RM2 6DA

Offers In Excess Of £325,000



****CHAIN FREE - STUNNING, NEWLY REFURBISHED FIRST-FLOOR MAISONETTE, WITH OFF-STREET PARKING AND PRIVATE GARDEN, LOCATED WITHIN WALKING DISTANCE TO GIDEA PARK STATION - 931 YEAR LEASE****

OC Homes is delighted to present this stunning two-bedroom maisonette, which has been refurbished throughout, including the installation of new wiring, and boiler system (All relevant certificates in place and available upon request).

Ideally located in the highly desirable Gidea Park area, the property boasts a spacious lounge, fitted kitchen, two double bedrooms, a three-piece bathroom suite, access to a sizeable loft offering ample storage, and a private garden.

The property is perfect for either a first-time buyer or buy-to-let investors, as it is ideally located for easy access into the City and beyond, with Gidea Park Station (Elizabeth Line) being less than a 5-minute walk. With several local amenities including bars, restaurants and shops, the location is much sought after and sure to attract a lot of interest. This property is offered chain-free and is available for viewing immediately.

- LONG LEASE: 931 year lease
- CHAIN FREE
- PRIVATE GARDEN
- OFF STREET PARKING
- ON THE DOORSTEP OF GIDEA PARK RAIL STATION (ELIZABETH LINE)
- ACCESS TO A SIZEABLE LOFT
- FULLY REFURBISHED AND MODERNISED
- FIRST-FLOOR MAISONETTE
- IDEAL FOR FIRST-TIME BUYERS AND INVESTORS

Viewing

Please contact our OC Homes Gidea Park Office on 01708989888 if you wish to arrange a viewing appointment for this property or require further information.



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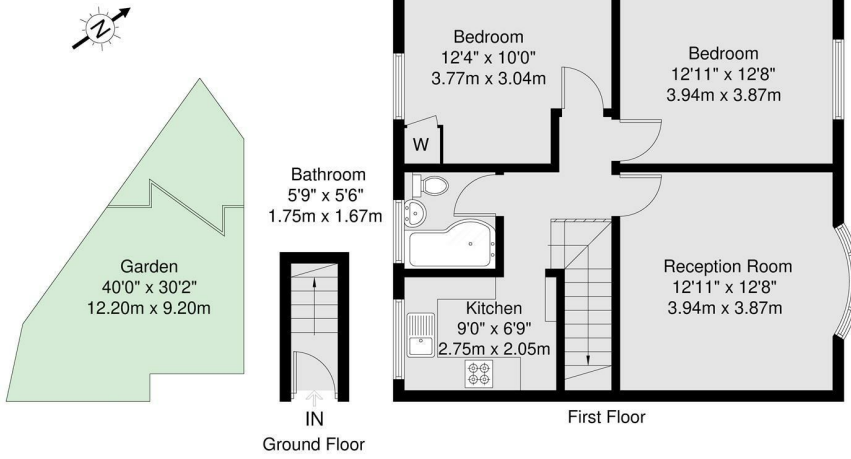


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Station Road Gidea Park, Romford, Essex, RM2

GROSS INTERNAL AREA
57.7 sq m / 621 sq ft



GROSS INTERNAL AREA (GIA)
The largest of the spaces
57.7 sq m / 621 sq ft

TOTAL STORAGE SPACE
Including all rooms (not GIA)
0.4 sq m / 4 sq ft

EXTERNAL STRUCTURAL FEATURES
Double glazing, stone, brickwork etc.
66.4 sq m / 714 sq ft

RESTRICTED HEAD HEIGHT
Areas less than 2.0m tall
0.0sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	77
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	80	80
EU Directive 2002/91/EC		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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