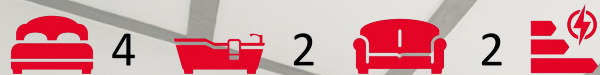




## Heath Drive, Gidea Park, RM2 5QX

### Offers In Excess Of £900,000



**\*\* IDEAL DETACHED FAMILY HOME WITH SCOPE TO DEVELOP IN SOUGHT AFTER LOCATION WITHIN EXHIBITION ESTATE IN GIDEA PARK \*\***

**\* VIRTUAL TOUR AVAILABLE ONLINE \***

OC Homes are delighted to present to the sales market, this wonderful detached four-bedroom family home located on Heath Drive within the sought after Exhibition Estate in Gidea Park, RM2. The property has been a family home for many years and is well maintained throughout with potential to extend to the rear and into the loft (STPP) and make a dream family home. It is ideally located with lots of local amenities, and within easy reach of Gidea Park Station (Elizabeth Line) and is the perfect family home with scope for improvement.

Accommodation comprises; Ground floor - entrance hallway, converted garage space used as utility room, ground floor w/c, reception room, dining room, a spacious modern kitchen, and second larger reception room to the rear, which leads out to a well-maintained 80ft south-east facing private garden with side access. The first floor boasts four bedrooms and a three-piece family bathroom suite with additional shower room, as well as access to a sizeable loft space which has scope to be converted and create a large bedroom with en-suite (STPP).

Externally there is a well maintained south east-facing garden to the rear with side return, as well as off-street parking to the front. The property is situated ideally for easy access into London with a choice of transport links and also boasts many local amenities including shops, restaurants, gyms and green spaces all within easy reach. To arrange a viewing exclusively through OC Homes, please call the sales team now.

- **FOUR BEDROOM DETACHED HOUSE**
- **80 FT GARDEN**
- **OFF STREET PARKING**
- **SOUGHT AFTER EXHIBITION ESTATE**
- **LOTS OF LOCAL AMENITIES**
- **IDEAL FAMILY HOME**

### 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.





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.

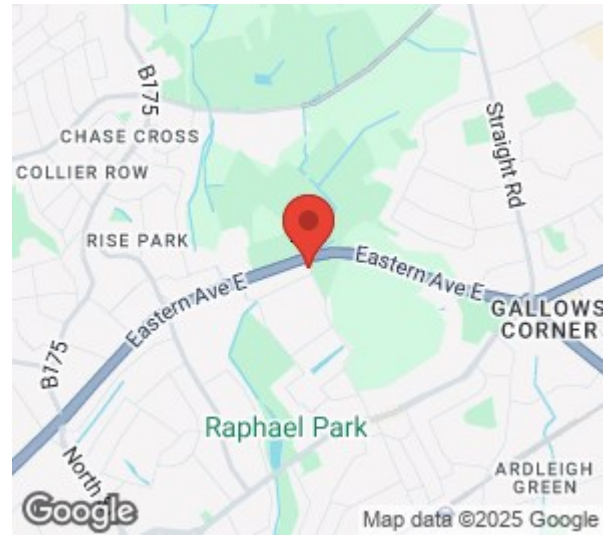
**GROUND FLOOR AREA (GFA):** The footprint of this property: 155.3 sq m / 1671 sq ft

**TOTAL STORAGE SPACE:** Storage and wardrobe space: 4.7 sq m / 50 sq ft

**EXTERNAL FEATURES:** Garden, Shed, Terrace, Driveway etc.: 308.8 sq m / 3323 sq ft

**RESTRICTED HEAD HEIGHT:** Limited area under stairs: 0.0 sq m / 0.0 sq ft

Maison VUE



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(38-54) <b>E</b>			(38-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.