



Station Road, Gidea Park, RM2 6DA Offers In Excess Of £300,000



****CHAIN FREE - FIRST-FLOOR MAISONETTE WITH PRIVATE GARDEN, LOCATED WITHIN WALKING DISTANCE TO GIDEA PARK STATION - 931 YEAR LEASE****

OC Homes is delighted to present to the sales market, this two-bedroom maisonette ideally located in the highly desirable Gidea Park area within short walking distance to Gidea Park Station on the Elizabeth Line. The property is well presented with some modernisation required, and accommodation comprises; reception room, 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 well located for easy access into the City and beyond, with Gidea Park Station being less than a 5-minute walk. With several local amenities including bars, restaurants, shops and leisure facilities, 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.

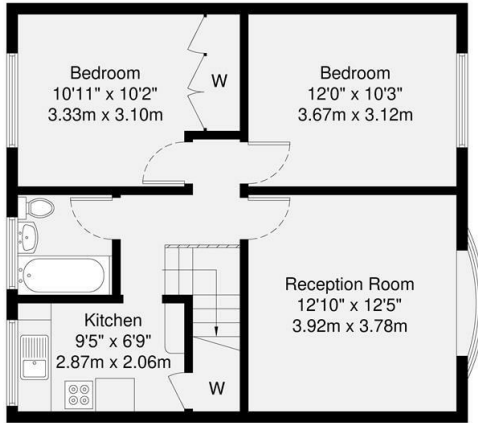
- FIRST FLOOR MAISONETTE
- PRIVATE GARDEN
- NO SERVICE CHARGE
- AMPLE LOFT SPACE
- LOTS OF LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS
- LONG LEASE - 931 YEARS
- CHAIN FREE

Viewing

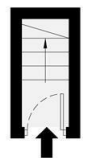
Please contact our OC Homes Gidea Park Office on 01708989888 if you wish to arrange a viewing appointment for this property or require further information.



Bathroom
 5'10" x 5'7"
 1.79m x 1.71m



First Floor



Ground Floor



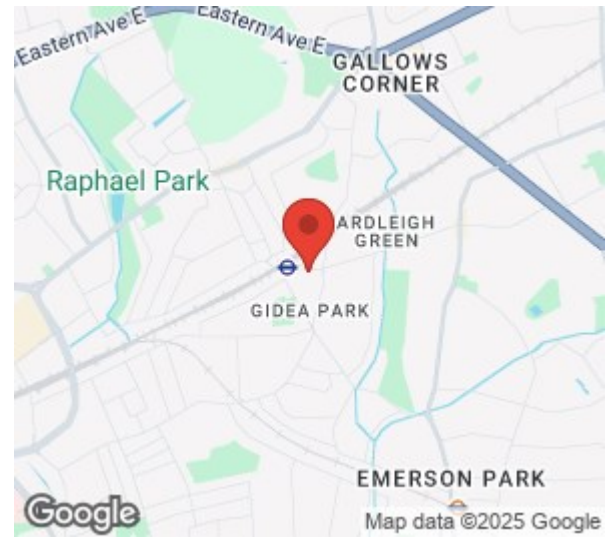
CROSS INTERNAL AREA (GVA)
 The top of the property
 58.6 sq m / 631 sq ft

TOTAL STORAGE SPACE
 Storage area including shed area
 2.1 sq m / 22 sq ft

EXTERNAL FEATURES
 Gates, Driveway, Terrace, Paved Area
 27.8 sq m / 299 sq ft

RESTRICTED HEADHEIGHT
 Limited area under 1.9m
 0.0 sq 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			
		66	74

Environmental Impact (CO ₂) 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			
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England & Wales

 EU Directive
 2002/91/EC

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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.