



Hamilton Road, Gidea Park, RM2 5SD Offers In The Region Of £550,000

 4  3  2  D

** WELL PRESENTED VICTORIAN HOME WITH SIDE ACCESS IN GIDEA PARK - CHAIN FREE **

* VIRTUAL TOUR AVAILABLE ONLINE *

OC Homes are delighted to present to the sales market this charming four-bedroom semi-detached family home located on Hamilton Road, Gidea Park, RM2. The property is beautifully presented throughout with a fully powered outhouse comprising sauna and shower room, and offers scope for further expansion to the rear and into the side return. It is ideally located within walking distance to Gidea Park Station (Elizabeth Line) and boasts a number of local amenities with schools, parks and shops all nearby.

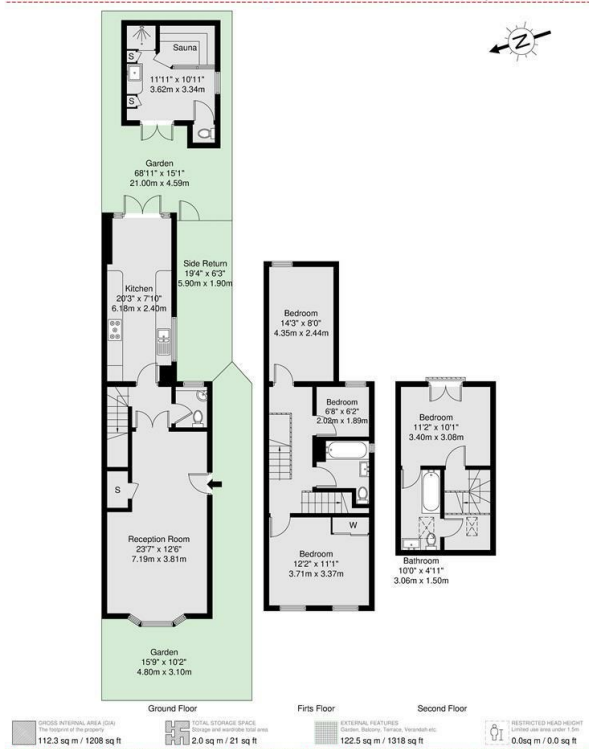
The property is a great example of the late 1800s houses in the area, and has been lovingly improved over the years as a family home, with high quality workmanship throughout. A full renovation in 2012 added the loft conversion, rewiring and new heating throughout (wet underfloor heating system on ground floor). It offers the incoming buyer an opportunity to own a well maintained and beautifully presented home that is ready to move into, with the scope to develop further if required. Accommodation comprises; ground floor - entrance hallway, spacious double reception room, ground floor w/c, kitchen, which leads out to a good size private rear garden of almost 70 ft, with the outhouse to the rear. The first floor boasts three bedrooms, and a family bathroom, with a further double bedroom and en-suite bathroom in the second floor (converted loft space).

Externally there is a large private garden to the rear with side return, a small front garden and side entrance to the house. The property is situated ideally for easy access into London via Gidea Park Station, as well as 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.

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.

- VICTORIAN SEMI-DETACHED HOME
- OUTHOUSE WITH SAUNA & SHOWER
- 70 FT REAR GARDEN WITH SCOPE TO EXTEND
- EXCELLENT TRANSPORT LINKS
- LOTS OF LOCAL AMENITIES
- CHAIN FREE



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	65
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	85
(81-91) B	
(69-80) C	68
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



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