



A P

ASHTON & PERKINS

BROOK ROAD, GIDEA PARK
ASKING PRICE OF £899,995





We are pleased to bring to the market this 3 double bedroom detached house in the sought after turning of Brook Road. Located on Gidea Park's conservation area close to Romford golf club and great links to London the property benefits from double bedrooms, large rear garden and lots of potential to extend (stpp). Call today and arrange your viewing.

A brick boundary wall with pathway and driveway for 2 cars leads to the property via large double glazed porch with tiled flooring and neutral décor leads into.....

A light and spacious hallway with large double glazed window spanning the ground and first floors and providing ample light. Engineered wood flooring, access to all ground floor rooms, access via carpeted staircase to first floor, radiator, ceiling lighting, understairs storage

Lounge / diner; 5.5m x 5.3m max (18' x 17'5 max)
A large living room with access to rear garden via conservatory and double glazed windows to front provide ample light and allow space for both dining and living furniture. Feature decorated wall with fire surround and electric fire inset (not tested), engineered wood flooring, coving ceiling lighting, 2 x radiators.



Conservatory; 5.3m x 2.3m (17'5 x 7'7)

Accessed via the lounge / diner, the conservatory provides access into the garden and space for lounge furniture.

Kitchen; 3.4m x 2.8m (11'2 x 9'2)

Positioned at the rear of the property, a well equipped kitchen with space for table and chairs offers rolltop worksurface, wall and base units with inset double sink / drainer and mixer taps. Double oven and separate hob with extractor over, splash back tiling, coving, space for large fridge freezer, access to side of the property and garden.

Shower room;

A very good size ground floor shower room with heated tiled flooring, mains corner shower, wash hand basin with mixer taps, low level w/c, fully tiled walls, ceiling lighting, chrome towel rail.

A wooden oak staircase with large window to front leads up to a large landing and first floor rooms

Bedroom 1; 5.3m x 3.0m (17'5 x 9'11)

With windows overlooking both front and rear gardens, the master bedroom offers space for bedroom furniture and is neutrally decorated. Carpeted floors, radiator, ceiling lighting.



Bedroom 2; 3.8m x 2.9m (12'6 x 9'6)

Another good size double bedroom with window overlooking rear garden. Radiator, carpeted flooring, ceiling fan lighting, feature wall paper, coving



Bedroom 3; 3.8m x 2.1m (12'6 x 6'11)

Double bedroom overlooking rear garden with ample space for double bed and furniture. Carpeted flooring, radiator, neutral décor, ceiling lighting, coving



Bathroom;

Good size family bathroom with modern 3 piece suite consisting of panelled bath with chrome mixer taps, matching wash hand basin and w/c. Fully tiled walls with obscured double glazed window, tiled flooring and radiator

Garage; 9m x 3m (29'6 x 9'11)

A large double length garage set to the side of the property provides ample space for storage or converting into part of the main dwelling. Access via up and over door to front with power supply and window / door to rear.

Garden 20m approx (approx 65')



Commencing with paved area perfect for entertaining. A paved path leads down the garden with centre laid to lawn and established trees and shrubs to side. A hard stand with shed / cabin positioned to the rear.

EPC - tbc

