

**Beresfords** | Est 1968



**Offers in the region of £575,000**

**Freehold | 3 Bed | 1 Bath | House | Terraced | Council Tax Band D | EPC D | Ref GPS190409**

# Stanley Avenue Gidea Park RM2 5DL

Period Terraced House in popular Gidea Park. This 3-bedroom property is stylish, well-maintained, and cosy. Features a lovely garden and off-street parking. Perfect for families or professionals seeking a peaceful retreat. Don't miss out on this gem!

- Popular Gidea Park Turning
- Ideal Family Home
- Short Walk to Gidea Park Overground (Elizabeth Line)
- Front and Rear Parking
- Great Potential for Extensions (STPP)
- Close to Shops and Good Schools



Scan the QR code for full details and key information on this property.





## Beresfords - Gidea Park Sales

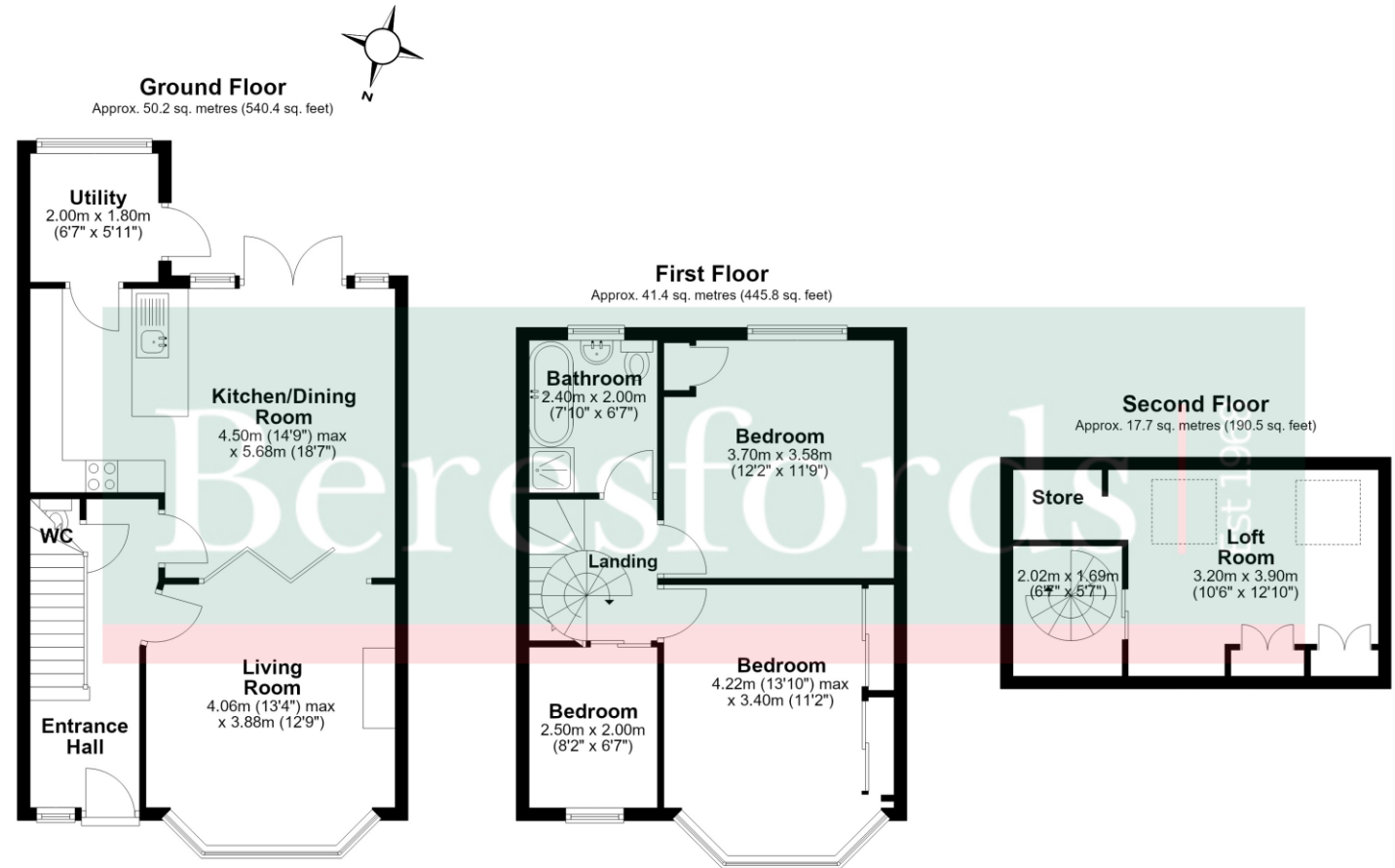
Beresfords Residential  
85 Main Road  
Gidea Park  
Essex  
RM2 5EL

T: 01708 730 255

E: gideaparksalesdept@beresfords.co.uk

[www.beresfords.co.uk](http://www.beresfords.co.uk)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77 C      |
| 55-68 | D             | 63 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Total area: approx. 109.3 sq. metres (1176.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

© @modephotouk | [www.modephoto.co.uk](http://www.modephoto.co.uk)  
Plan produced using PlanUp.

**Stanley Avenue**

Our established contacts mean that we can recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £250 from the company we recommend.

**Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008:** Every effort has been made to ensure that consumers and or businesses are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord, therefore the buyer or tenant must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer or tenant must assume information is incorrect until it has been verified by their own solicitors or other advisers. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from any image of the property