



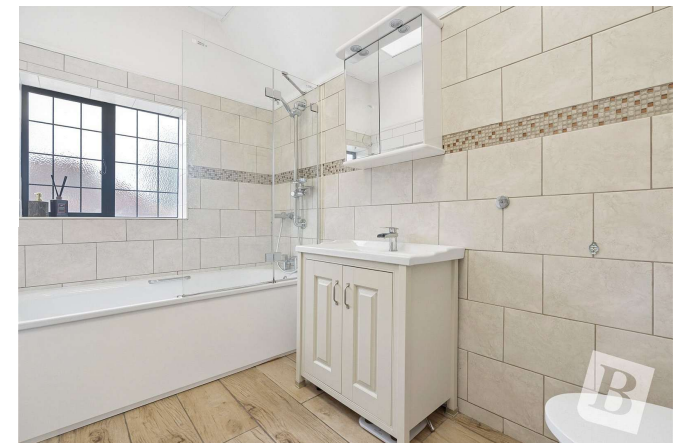
Heath Drive
Gidea Park





**Heath Drive
Gidea Park
Guide Price £1,400,000 - £1,500,000
Freehold**

- LOCATED WITHIN 0.7 MILES OF GIDEA PARK STATION
- SITUATED ON THE FREQUENTLY REQUESTED EXHIBITION ESTATE
- STUNNING FIVE BEDROOM DETACHED FAMILY HOME
 - 53' FRONTAGE
 - 87' REAR GARDEN WITH A 19' OUTBUILDING
 - 17' ATTACHED GARAGE
 - THREE RECEPTION ROOMS
 - GROUND FLOOR SHOWER ROOM/WC
 - UTILITY ROOM
- STUNNING KITCHEN WITH VAULTED CEILINGS AND CENTRE ISLAND
 - TWO EN-SUITES
- OFF STREET PARKING FOR FIVE VEHICLES
- COUNCIL TAX BAND: G









Heath Drive Gidea Park

ENTRANCE HALL :

15'5x11'3>6'7

Smooth ceiling with cornice coving, radiator, stairs to first floor accommodation with understairs storage cupboard.

RECEPTION ROOM :

15'x13'6

Smooth ceiling with cornice coving, radiator, double glazed window to front, double glazed window to flank.

LOUNGE :

15'x14'

Smooth ceiling, double glazed window to flank, double glazed window to front, two radiators.

SHOWER ROOM/WC :

6'4x4'8

Smooth ceiling, two obscure double glazed window to flank, radiator, low level wc, pedestal wash hand basin with mixer tap, shower cubicle, wall mounted shower.

L SHAPE OPEN PLANNED KITCHEN/FAMILY ROOM :

28'5x25'3>15'6

Smooth ceiling with cornice coving, four radiators, two double glazed windows to rear, double glazed doors to rear, double glazed window to flank, a range of eye and base level units with granite work surfaces over, central island, Bosch oven, Bosch grill, Bosch hob with extractor fan over, Bosch dishwasher, Beko fridge freezer, skylight.

UTILITY ROOM :

10'7x5'9

Smooth ceiling, a range of eye and base level units with work surfaces over, two double glazed windows to flank, single sink drainer unit with mixer tap, space for appliances, Valliant boiler.

FIRST FLOOR LANDING :

Smooth ceiling with cornice coving, radiator, double glazed window to flank, loft hatch.





BATHROOM :

10'3x5'9

Obscure double glazed window to rear, low level wc, sink unit with mixer tap, bath with mixer tap and shower attachment, radiator.

SEPARATE WC :

Smooth ceiling, low level wc, obscure double glazed window to flank.

BEDROOM ONE :

15'5x12'5

Smooth ceiling with cornice coving, radiator, fitted wardrobes, two double glazed windows to flank, double glazed window to front.

BEDROOM TWO :

13'2x10'8

Smooth ceiling with cornice coving, radiator, fitted wardrobes, double glazed window to rear.

EN-SUITE:

10'8x3'2

Smooth ceiling, double glazed window to flank, radiator, low level wc, sink unit with mixer tap, shower cubicle with rain style and hand held shower, extractor fan.

BEDROOM THREE :

12'x11'3

Smooth ceiling with cornice coving, radiator, double glazed window to front, fitted wardrobes, double glazed window to flank.

EN-SUITE:

11'5x3'3

Smooth ceiling, low level wc, radiator, pedestal wash hand basin with mixer tap, shower cubicle with wall mounted shower, extractor fan.

BEDROOM FOUR :

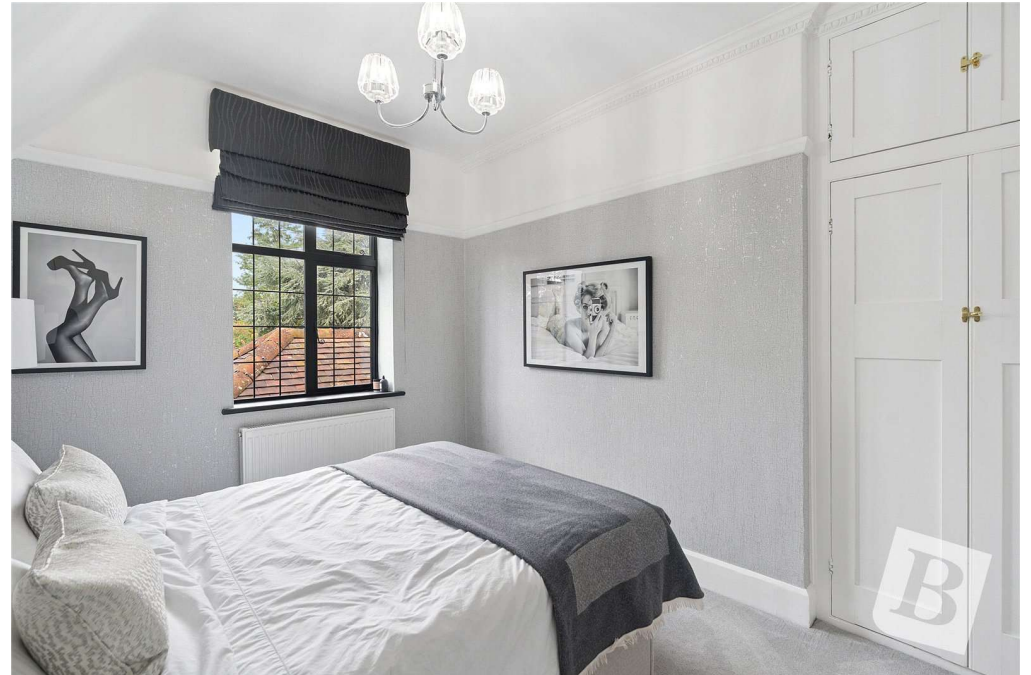
10'9x9'

Smooth ceiling, radiator, double glazed window to rear, fitted wardrobes.

BEDROOM FIVE :

8'6x6'7

Smooth ceiling with cornice coving, radiator, double glazed window to front.



GARDEN :

87'x53'

Patio area, astroturf, side access, further patio area to rear.

OUTBUILDING :

19'x12'6

Smooth ceiling, air conditioning unit, double glazed bi fold doors to front, double glazed window to flank.

FRONT OF PROPERTY :

Off street parking for five vehicles, paved, laid lawn.

ATTACHED GARAGE :

17'3x10'5

Power and lighting, doors to front, door to rear.

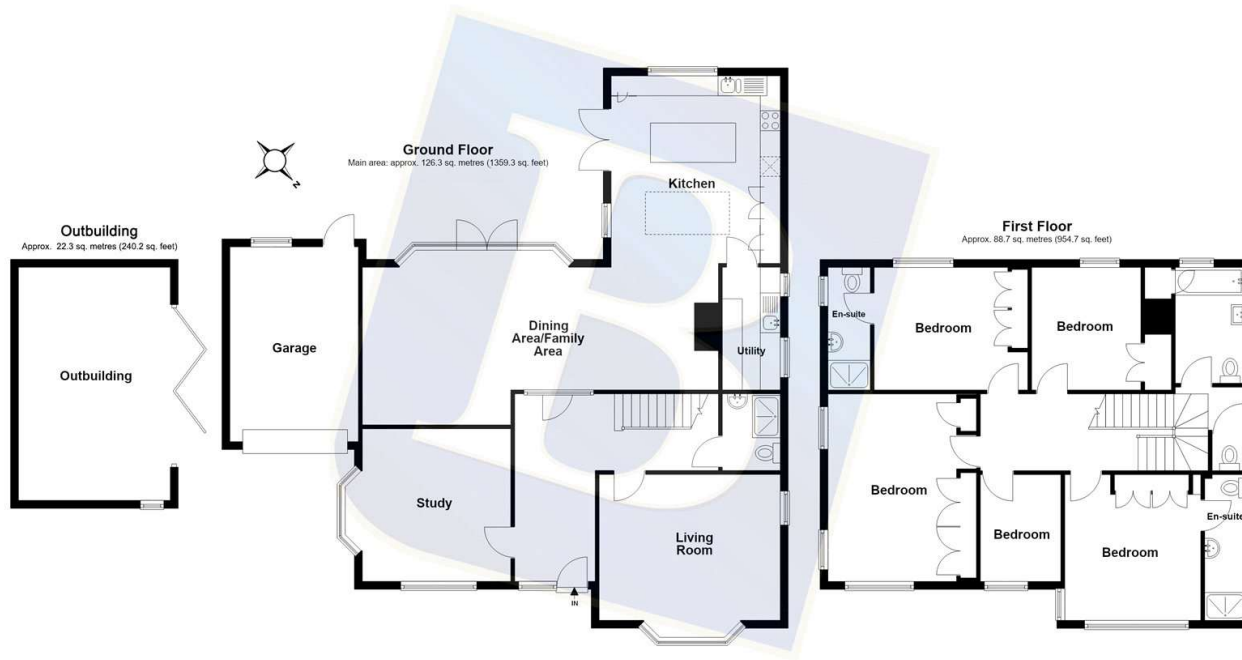
BUYERS INFORMATION PACK :

Please see below a link to the Buyers Information Pack / TA forms:

<https://res.gazeal.co.uk/#/bip-docs?appuid=6241860176a901956157ff6006284326>



**Balgores
Romford**



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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