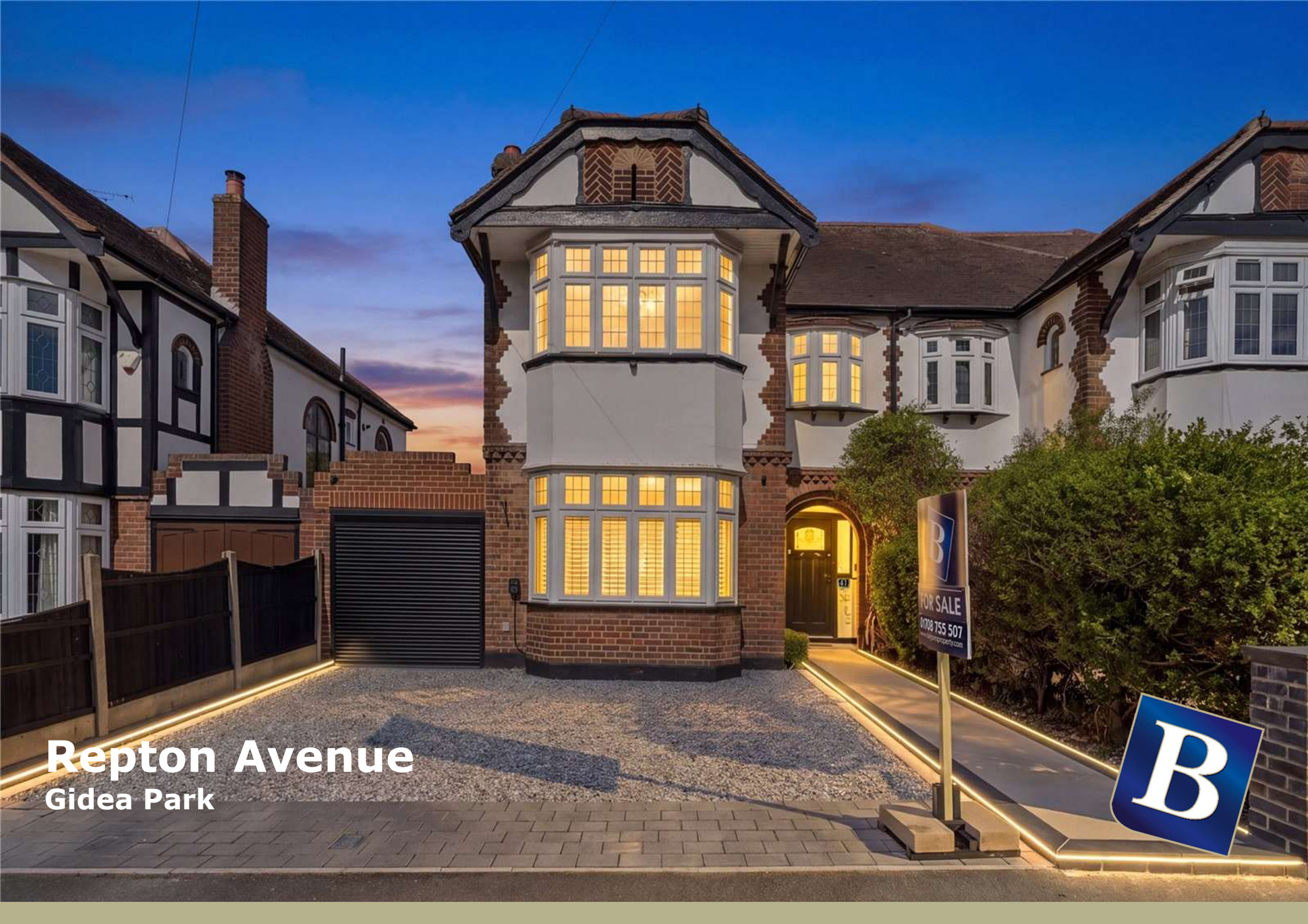




Repton Avenue
Gidea Park

B
FOR SALE
01708 755 507
reptonproperty.com



**Repton Avenue
Gidea Park
OIRO £800,000
Freehold**

- SITUATED 0.4 MILES TO GIDEA PARK ELIZABETH LINE STATION
- VERY WELL PRESENTED THROUGHOUT
- THREE DOUBLE BEDROOM SEMI DETACHED FAMILY HOME
 - TWO RECEPTION ROOMS
 - 15' ATTACHED GARAGE
- PROVIDING HUGE POTENTIAL FOR FURTHER EXPANSION, SUBJECT TO THE NECESSARY PLANNING CONSENTS
 - 15' MASTER BEDROOM
- 12' FIRST FLOOR FAMILY BATHROOM/WC
 - GROUND FLOOR CLOAKROOM
- OFF STREET PARKING FOR TWO VEHICLES
 - COUNCIL TAX BAND E



ENTRANCE HALL :

17'1 x 9'9.

Smooth ceiling with cornice coving, radiator, stairs to the first floor.

GROUND FLOOR WC :

Obscure double glazed window to the flank, smooth ceiling, low level wc, sink unit with mixer tap, radiator.

LOUNGE :

15'4 x 12'4.

Double glazed bay window to the front, window to the flank, smooth ceiling with cornice coving, radiator.

DINING ROOM :

16' X 12'.

Double glazed bifold doors to the rear, smooth ceiling with cornice coving, radiator, feature fireplace.

KITCHEN :

12'3 x 9'8.

Double glazed bifold doors to the rear, smooth ceiling, eye and base level units with worksurfaces over, one and a half sink drainer unit with mixer tap, Beko washing machine, Neue dishwasher, five ring Hotpoint gas hob with extractor over, Hotpoint microwave combi, Lamona oven.

FIRST FLOOR LANDING :

Smooth ceiling, loft hatch.

BEDROOM ONE :

15'7 x 12'4.

Double glazed bay window to the front, window to the flank, smooth ceiling with cornice coving, radiator, fitted wardrobes.

BEDROOM TWO :

15'5 x 12'.

Double glazed window to the rear and flank, smooth ceiling, radiator.

BEDROOM THREE :

12'4 x 8'2 at the widest points.

Double glazed window to the front, smooth ceiling, radiator.

BATHROOM :

12' x 7'5.

Double glazed window to the rear, window to the flank, smooth ceiling, radiator, low level wc, sink unit with mixer tap, shower cubicle with a rainstyle and hand held shower.









ATTACHED GARAGE :

15'6 x 7'6.

Electric door to the front.

GARDEN :

75'.

Patio area, laid lawn.

FRONT OF PROPERTY :

Off street parking for two / three vehicles, electric car charging point.

BUYERS INFORMATION PACK :

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

<https://res.gazeal.co.uk/#/bip-docs?appuid=2489309426aa0329a934b66065800242>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

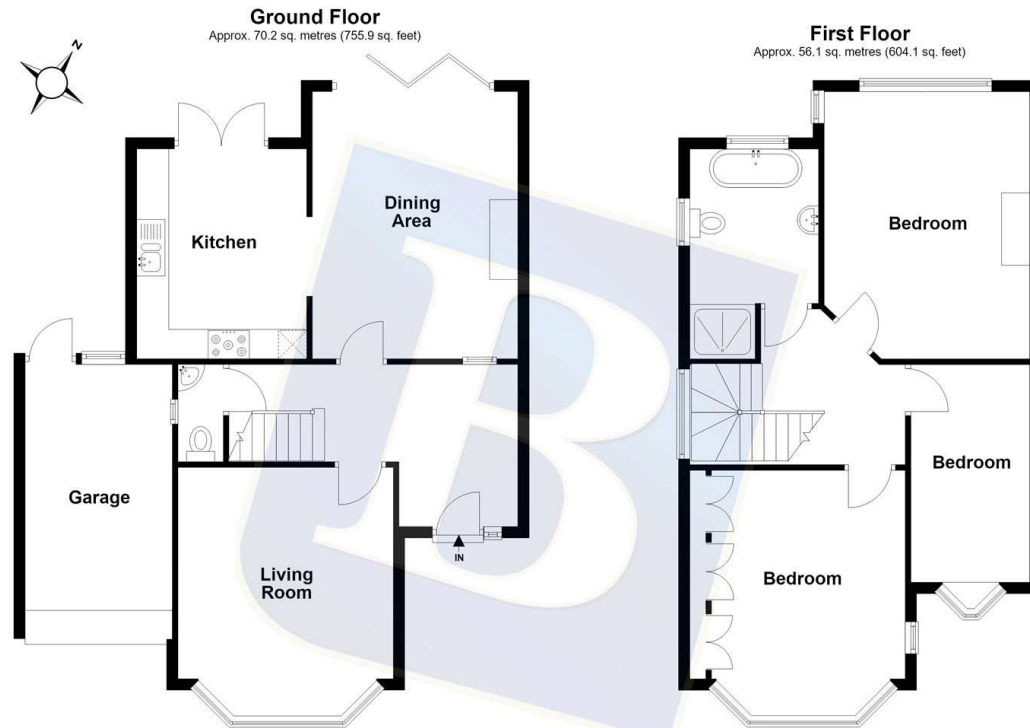
Balgores, 5-6 Victoria Road, Station Chambers,
Romford, RM1 2HS

Tel: 01708 755 507

Fax: 01708 724 468

E-mail: sales@balgoresromford.com

www.balgoresproperty.com



Total area: approx. 126.3 sq. metres (1360.0 sq. feet)

This plan is for illustrative purposes only and no responsibility is taken for any error, omission or misstatement. The appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings may not be represented in their actual location in relation to the property. Compass point, measurements and total areas should be considered inaccurate and checked as no guarantee is given to their accuracy. Buyers are strongly advised to take their own measurements and compass bearing.

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Plan produced using PlanUp.

Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurate as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

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