



Brook Road
Gidea Park.



**Brook Road
Gidea Park
£950,000**

Freehold

- SITUATED ON THE FREQUENTLY REQUESTED EXHIBITION ESTATE
- FOUR BEDROOM DETACHED FAMILY HOME
- 114' REAR GARDEN
- 16' ENTRANCE HALL
- TWO RECEPTION ROOMS
- 20' KITCHEN/DINER
- GROUND FLOOR CLOAKROOM
- 18' MASTER BEDROOM WITH EN-SUITE
- OFF STREET PARKING
- GARAGE
- COUNCIL TAX BAND: F



ENTRANCE VIA :

Entrance door to:

PORCH :

Smooth ceiling, door to:

ENTRANCE HALL :

16'9 x 6'5.

Stairs to first floor with under stairs storage cupboard, radiator, smooth ceiling with cornice coving, doors to accommodation.

GROUND FLOOR CLOAKROOM :

Obscure double glazed window to front. Suite comprising: wash hand basin with mixer tap, low level wc. smooth ceiling.

LOUNGE :

21' x 14'5.

Double glazed French doors to rear, two radiators, feature fireplace, smooth ceiling with cornice coving.

DINING ROOM :

16'9 x 12'9.

Double glazed window to front, radiator, feature fireplace, smooth ceiling with cornice coving.

KITCHEN :

20'7 x 13'3.

Double glazed window to rear, double glazed door to flank, range of base level units with granite work surfaces over, inset one and a half sink drainer unit with mixer tap, integrated CDA double oven, Hotpoint 4-ring hob with extractor hood over, space for further domestic appliances, range of matching eye level cupboards, smooth ceiling.

FIRST FLOOR LANDING :

Access to loft, radiator, smooth ceiling with cornice coving, doors to accommodation.

MASTER BEDROOM WITH EN-SUITE :

BEDROOM:

18'1 x 13'.

Double glazed window to rear, fitted wardrobes, airing cupboard, radiator, smooth ceiling with cornice coving, door to:

EN-SUITE:

8'8 x 4'2.

Suite comprising: shower cubicle with rain style shower head over and separate hand shower attachment, wash hand basin with mixer tap, low level wc. Radiator, smooth ceiling.

BEDROOM TWO :

13' x 11'4.

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

BEDROOM THREE :

11'8 x 8'9.

Double glazed window to rear, radiator, smooth ceiling with cornice coving.









BEDROOM FOUR :

12'1 x 8'2.

Double glazed windows to front and flank, fitted wardrobes, radiator, smooth ceiling.

FAMILY BATHROOM/WC :

10'1 x 7'2.

Obscure double glazed window to flank. Suite comprising: free standing bath with mixer tap and shower attachment, shower cubicle with rain style shower head over and separate hand shower attachment, pedestal wash hand basin, low level wc. smooth ceiling.

REAR GARDEN :

114'.

Commencing patio area, remainder laid to lawn, dual gated side access, shrub borders.

FRONT OF PROPERTY :

Off street parking for two vehicles.

GARAGE :

Up and over door.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	78 C
39-54	E		
21-38	F		
1-20	G		

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Total area: approx. 173.9 sq. metres (1872.3 sq. feet)

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