
Balgores Lane
Gidea Park

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Guide Price
£650,000 - £675,000
Freehold

- NO ONWARD CHAIN
- LOCATED WITHIN 0.1 MILE OF GIDEA PARK STATION
- 21' SIDE PLOT
- HUGE POTENTIAL FOR DEVELOPMENT SUBJECT TO THE NECESSARY PLANNING CONSENTS
- IMPRESSIVE 15' ENTRANCE HALL
- TWO RECEPTION ROOMS
- THREE DOUBLE BEDROOMS
- BATHROOM WITH A SEPARATE WC
- COUNCIL TAX BAND: E









ENTRANCE HALL :
15'1 x 8'1.
Two stained glass windows to the front, textured ceiling, radiator, stairs to the first floor, storage cupboard.

KITCHEN :
9'2 x 9'2.
Double glazed window to the rear, window and door to the flank, eye and base level units with worksurfaces over, sink drainer unit with mixer tap, pantry, radiator.



LOUNGE :
16'6 x 13'6.
Window to the front, textured ceiling with cornice coving, radiator, feature fireplace, radiator.

DINING ROOM :
15'9 x 12'6.
Double glazed door to the rear, textured ceiling, radiator, feature fireplace.

FIRST FLOOR LANDING :
Stained glass window to the flank, textured ceiling with cornice coving.

BEDROOM ONE :
16'8 x 12'7.
Window to the front, textured ceiling with cornice coving, radiator.

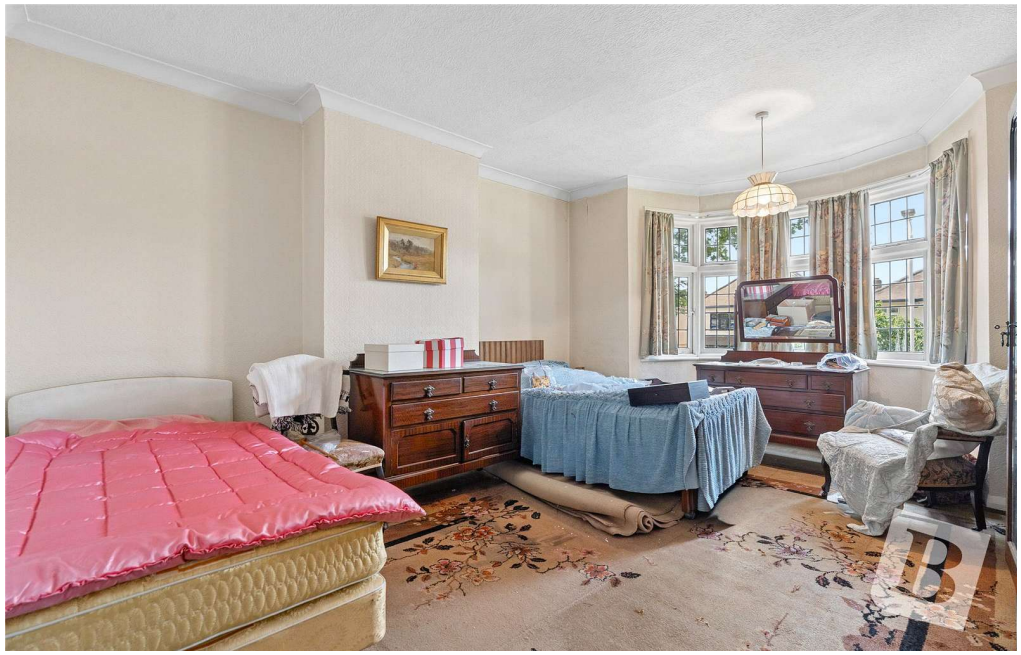
BEDROOM TWO :
13'4 x 12'3.
Window to the rear, textured ceiling with cornice coving, radiator, fitted wardrobes.

BEDROOM THREE :
9'4 x 9'2
Window to the front, textured ceiling, radiator.

BATHROOM :
Obscure window to the rear, smooth ceiling, pedestal wash hand basin, bath with a mixer tap and shower attachment, radiator, loft hatch.




Humps





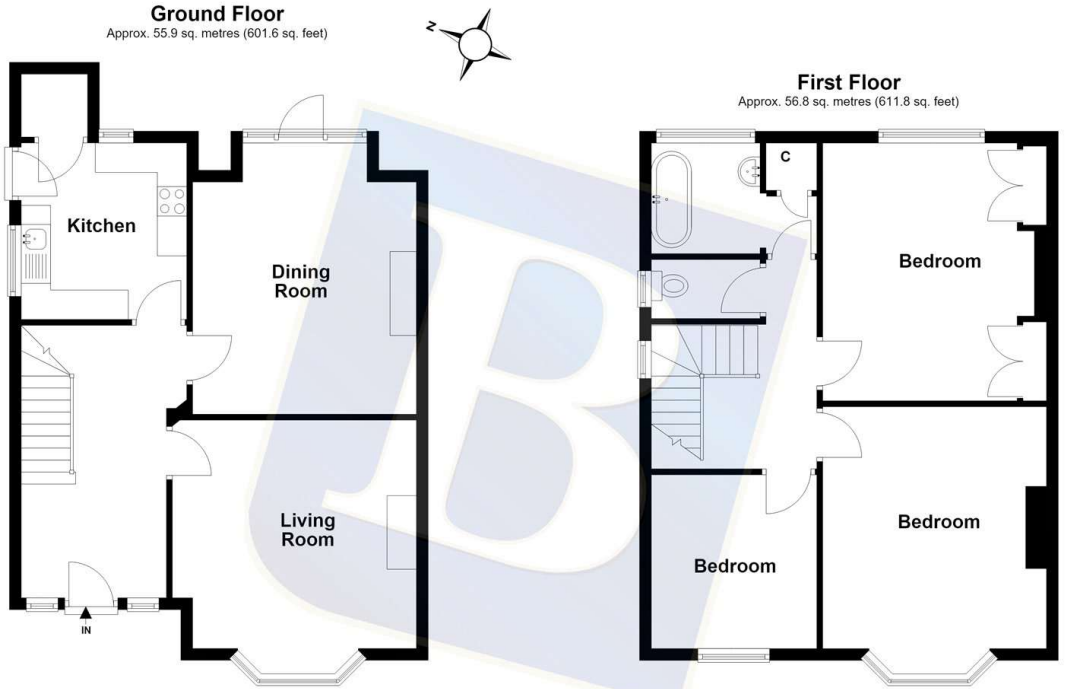




SEPARATE WC :
Obscure window to the flank, smooth ceiling, low level wc.

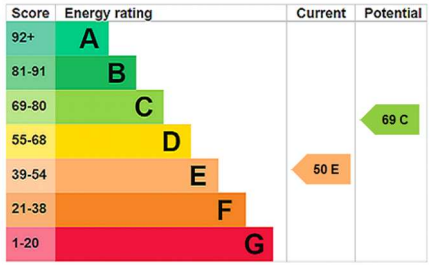
GARDEN :
45' x 44'.
Crazy paved patio, laid lawn, shrub borders, side access. 21' side plot.

FRONT OF PROPERTY :
Door to Entrance.



Total area: approx. 112.7 sq. metres (1213.4 sq. feet)

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