



## Station Road, Gidea Park, RM2 6DA

### Offers In Excess Of £300,000



**\*\* FIRST-FLOOR MAISONETTE WITH PRIVATE GARDEN, LOCATED WITHIN WALKING DISTANCE TO GIDEA PARK STATION - 930 YEAR LEASE & NO SERVICE CHARGE \*\***

OC Homes is delighted to present to the sales market, this two-bedroom first floor maisonette ideally located in the highly desirable Gidea Park area within short walking distance to Gidea Park Station on the Elizabeth Line. The property is well presented throughout, and accommodation comprises; reception room, kitchen, two double bedrooms, a three-piece bathroom suite, access to a sizeable loft offering ample storage, and a private garden.

The property is perfect for either a first-time buyer or buy-to-let investors, as it is well located for easy access into the City and beyond, with Gidea Park Station being less than a five minute walk. With several local amenities including bars, restaurants, shops and leisure facilities, the location is much sought after and sure to attract a lot of interest. This property is ideal for the working professional, and is available for viewing immediately. To arrange a viewing please call the OC Homes sales team now.

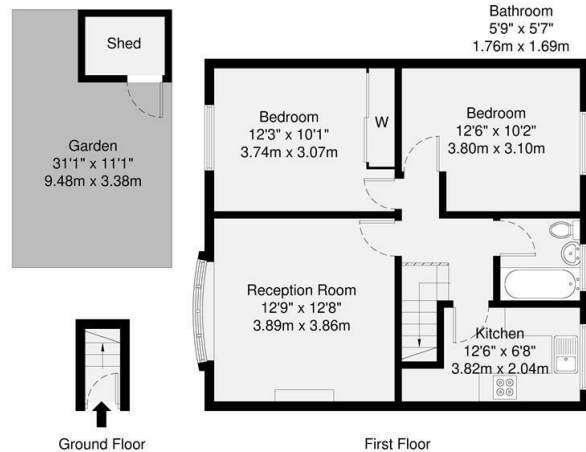
- TWO BEDROOM MAISONETTE
- PRIVATE GARDEN
- NO SERVICE CHARGE
- LONG LEASE
- EXCELLENT TRANSPORT LINKS
- IDEAL FIRST TIME PURCHASE

#### Viewing

Please contact our OC Homes Gidea Park Office on 01708989888 if you wish to arrange a viewing appointment for this property or require further information.







**GROSS INTERNAL AREA (GIA)**  
The interior of this property  
57 sq m / 613 sq ft

**TOTAL STORAGE SPACE**  
Storage and wardrobe space  
1.1 sq m / 11 sq ft

**EXTERNAL FEATURES**  
Garden, Shed, Terrace, Transoms etc.  
32 sq m / 344 sq ft

**RESTRICTED HEAD HEIGHT**  
Landing area under 2.0m  
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(38-54) <b>E</b>			(38-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.