



Balgores Lane, Gidea Park, RM2 6BS

Offers In Excess Of £850,000



**** FOUR BEDROOM HOUSE WITH STUNNING KITCHEN / DINER. LARGE WEST FACING GARDEN & AMPLE OFF STREET PARKING. IDEAL FAMILY HOME IN SOUGHT AFTER LOCATION ****

OC Homes are delighted to present to the sales market, this wonderful four-bedroom, semi-detached family home located on Balgores Lane, Gidea Park, RM2. The property is beautifully presented throughout and boasts over 2100 sq ft of internal accommodation. It is ideally located within walking distance of Gidea Park Station (Elizabeth Line) and is the perfect family home, ready to move into.

Accommodation comprises; ground floor - entrance hallway, two reception rooms, ground floor office / bedroom with en-suite shower room, separate ground floor w/c, utility room with access to garage, an incredibly bright and spacious kitchen/diner with modern fittings throughout, which leads out to a well-maintained west facing private garden with side return. The first floor boasts four bedrooms, and a three-piece bathroom suite. There is access to a sizeable loft space that can be converted to house further bedrooms or bathrooms as required (STPP).

Externally there is an 81 ft west facing garden to the rear as well as access to a garage, and off-street parking to the front for at least 3 cars. The property is situated ideally for easy access into London with a choice of transport links and also boasts many local amenities including shops, restaurants, gyms and green spaces all within easy reach. To arrange a viewing exclusively through OC Homes, please call the sales team now.

- STUNNING FAMILY HOME OVER 2000 SQ FT
- LARGE WEST FACING GARDEN
- 6 METRE REAR EXTENSION
- EXCELLENT CONDITION THROUGHOUT
- LOTS OF LOCAL AMENITIES
- SHORT WALK TO GIDEA PARK ELIZABETH LINE STATION
- OFF STREET PARKING
- SOUGHT AFTER LOCATION

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.





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



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