



Balgores Lane, Gidea Park, RM2 5JU

Offers In Excess Of £900,000



**** BEAUTIFULLY PRESENTED DETACHED HOUSE WITHIN GIDEA PARK CONSERVATION AREA. MOMENTS FROM ELIZABETH LINE STATION - CHAIN FREE ****

OC Homes are delighted to present to the sales market, this wonderful, detached three-bedroom family home located within the Gidea Park Conservation area. The property has been finished beautifully, boasts spacious accommodation with off-street parking to the front with garage, and is in a sought after location close to Gidea Park Station and a number of local amenities.

The property has had extensive improvements made in the last two years, creating the ideal family home with lots of redeeming features. To the ground floor, accommodation comprises; reception room, access to garage (which used to be ground floor shower room), ground floor w/c, second reception room, and stunning kitchen/ dining area with bi-fold doors out to the 80 ft rear garden. The first floor comprises three bedrooms, and modern three piece bathroom with access to a sizeable loft space.

Externally to the front, the driveway provides off-street parking with side access into the garden from both sides. To the rear, the garden extends out to approx. 80ft and is a great size with mature trees and shrubbery.

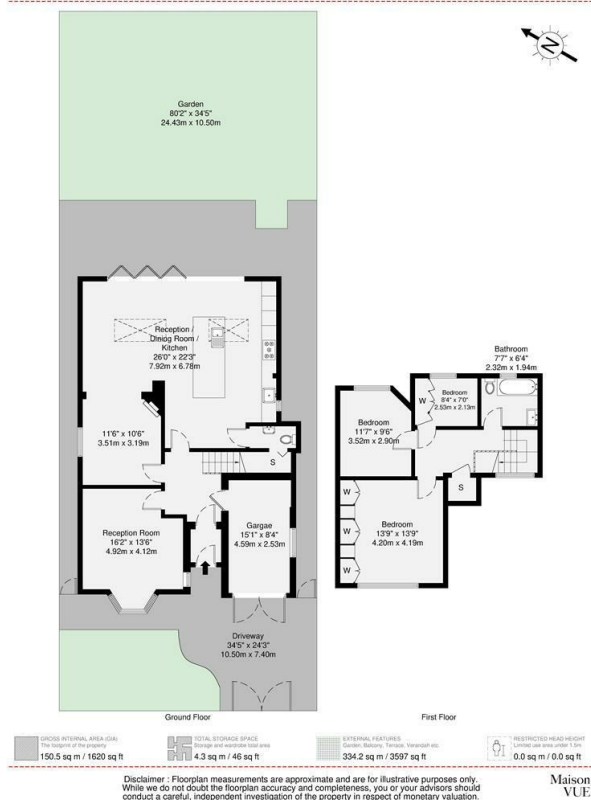
The property is set within a Conservation area, boasts excellent transport links, is close to a host of local amenities, and is also within the catchment area for some excellent local schools. It is the ideal family home, beautifully renovated by the current homeowner, well maintained and ready to move into. To arrange a must see viewing, please call the OC Homes sales team now.

- CHARMING DETACHED HOME
- CONSERVATION AREA
- EXTENDED TO THE REAR
- RECENTLY FITTED BESPOKE WINDOWS & DOORS
- EXCELLENT TRANSPORT LINKS
- IDEAL FAMILY HOME
- LOTS OF LOCAL AMENITIES
- CHAIN FREE

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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