



Salisbury Road, Gidea Park, RM2 5TP

Offers In Excess Of £450,000



**** WELL PRESENTED VICTORIAN HOME WITH 80FT GARDEN IN GIDEA PARK. BEAUTIFULLY PRESENTED THROUGHOUT WITH POTENTIAL FOR EXTENSIONS ****

OC Homes are delighted to present to the sales market this charming two-bedroom semi-detached family home located on Salisbury Road, Gidea Park, RM2. The property is beautifully presented throughout and offers scope for further expansion to the rear and into the side return. It is ideally located within walking distance to Gidea Park Station (Elizabeth Line) and boasts a number of local amenities with schools, parks and shops all nearby.

The property is a great example of the late 1800s houses in the area, and has been lovingly improved over the years as a family home. It offers the incoming buyer an opportunity to own a well maintained and beautifully presented home that is ready to move into, with the scope to develop further if required. Accommodation comprises; ground floor - entrance hallway, reception room, dining room, kitchen, family bathroom to the rear, and a good size private rear garden of almost 80ft. The first floor boasts two double bedrooms, with a further bedroom/study room accessed from the rear of a bedroom. There is also access to a sizeable loft space, which could be converted to house another bedroom with bathroom (STPP).

Externally there is a large 80ft private garden to the rear with side return, and a well maintained front garden. The property is situated ideally for easy access into London via Gidea Park Station, as well as 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.

- TWO BEDROOM HOUSE WITH ADDITIONAL BEDROOM / NURSERY
- BEAUTIFULLY PRESENTED THROUGHOUT
- 80FT REAR GARDEN
- EXCELLENT TRANSPORT LINKS
- 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	EU Directive 2002/91/EC		England & Wales	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.