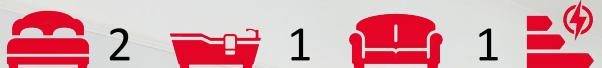




Hare Hall Lane, RM2 6BD £1,750 Per Calendar Month



STUNNING PERIOD PROPERTY WITH PRIVATE GARDEN – MINUTES FROM GIDEA PARK STATION (ELIZABETH LINE)

OC Homes is delighted to offer this exceptional two-bedroom ground-floor flat, featuring a private garden and exquisite period details. This distinctive property includes a spacious lounge, a separate dining area, a fitted kitchen, two generously sized double bedrooms, and a four-piece bathroom suite.

Additional benefits include a private garden, perfectly positioned in the sought-after Gidea Park area, with convenient access to local amenities and public transport. Gidea Park Rail Station, a mere 5-minute walk from the property, offers an ideal location for commuters travelling into London.

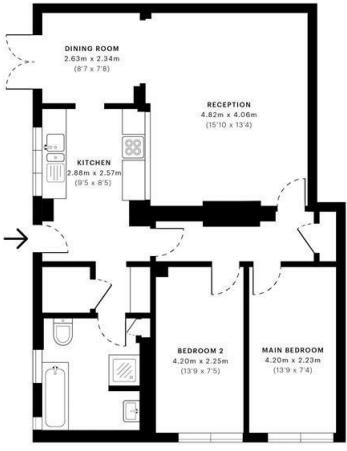
- PERIOD FEATURES
- PRIVATE GARDEN
- WALKING DISTANCE TO GIDEA PARK STATION (ELIZABETH LINE)
- GROUND FLOOR
- TWO DOUBLE BEDROOMS
- DINING AREA
- AVAILABLE NOW

AVAILABLE NOW

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 footprint of the property
24,672 sqm / 803,24 sqft

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths.

IPMS 38 RESIDENTIAL: 75.81 sqm / 816.01 sqft
IPMS 30 RESIDENTIAL: 69.00 sqm / 742.71 sqft



| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |

Environmental Impact (CO₂) Rating

| Rating | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |

78

67



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 firms employment has the authority to make or give any representation or warranty in respect of the property.