



## Station Road, RM2 6DA Offers In The Region Of £350,000



**\*\* GROUND-FLOOR MAISONNETTE WITH PRIVATE GARDEN & GARAGE, 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 ground 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, two double bedrooms, a three-piece bathroom suite, and kitchen which leads to a private garden with garage to the rear.

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 MAISONNETTE WITH GARAGE
- PRIVATE GARDEN
- NO SERVICE CHARGE
- LONG LEASE CIRCA 930 YEARS
- OPPOSITE GIDEA PARK STATION
- LOTS OF LOCAL AMENITIES

### Viewing

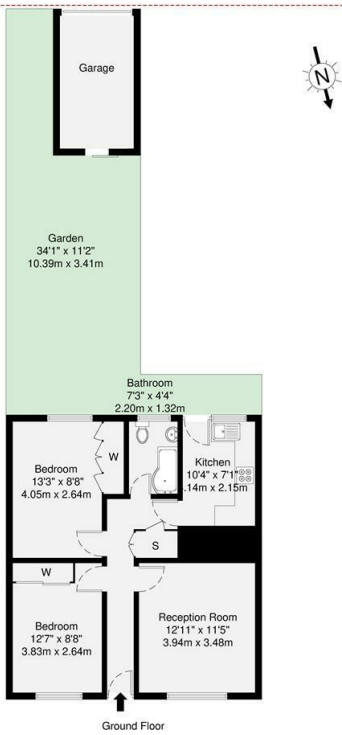
Please contact our OC Homes Gidea Park Office on 01708989888 if you wish to arrange a viewing appointment for this property or require further information.





Station Road, RM2

GROSS INTERNAL AREA  
57.9 sq m / 623 sq ft



GROSS INTERNAL AREA (GIA)  
The largest of the property  
57.9 sq m / 623 sq ft

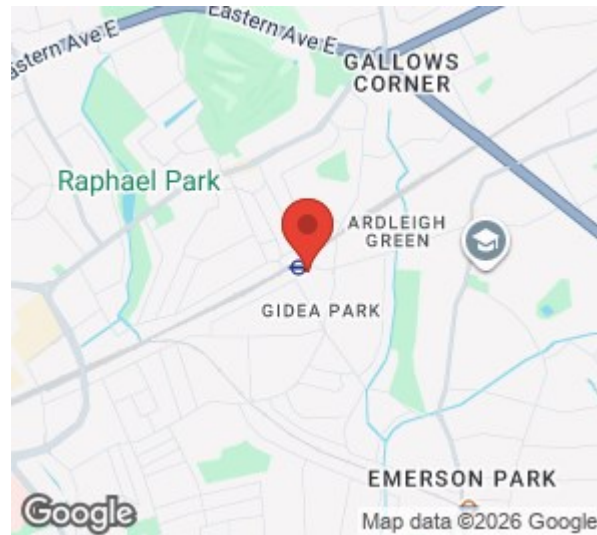
TOTAL STORAGE SPACE  
Storage and wardrobe areas  
3.3 sq m / 35 sq ft

EXTERNAL FEATURES  
Garden, Garage, Fenced, Transoms etc.  
35.4 sq m / 381 sq ft

RESTRICTED HEADHEIGHT  
Landing on one side 1.5m  
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**

	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		
	73	76

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
	73	76

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.



164 Balgore Lane, Gidea Park, Essex, RM2 6BS  
t. 01708989888 | e. hello@ochomes.co.uk  
w. oneclickhomes.co.uk