



Mulberry Close, Gidea Park. Guide Price £700,000-£725,000



Offered for sale with NO ONWARD CHAIN, this spacious four-bedroom detached family home is situated in a sought-after cul-de-sac location within easy reach of Gidea Park Station, providing convenient access to the Elizabeth Line and excellent links into Central London and beyond.

Requiring modernisation throughout, the property offers excellent scope for purchasers to refurbish and create a superb family home tailored to their own tastes and requirements.

The accommodation comprises an entrance hall, ground floor cloakroom, spacious lounge/dining room, fitted kitchen, utility room and conservatory overlooking the rear garden. To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom.

Further benefits include gas central heating and a double-length garage providing ample parking and storage.

Ideally located, the property is within close proximity of Gidea Park's selection of shops, restaurants, coffee bars and local amenities. The area is also well served by highly regarded schools, making it ideal for families.

This is a rare opportunity to acquire a detached home in a desirable residential setting.

Council Tax Band F

E.P.C D

4 Bedroom Detached Family Home set in a Cul-de-Sac location.

FOR FURTHER DETAILS AND TO ARRANGE A VIEWING CALL: 01708 457916



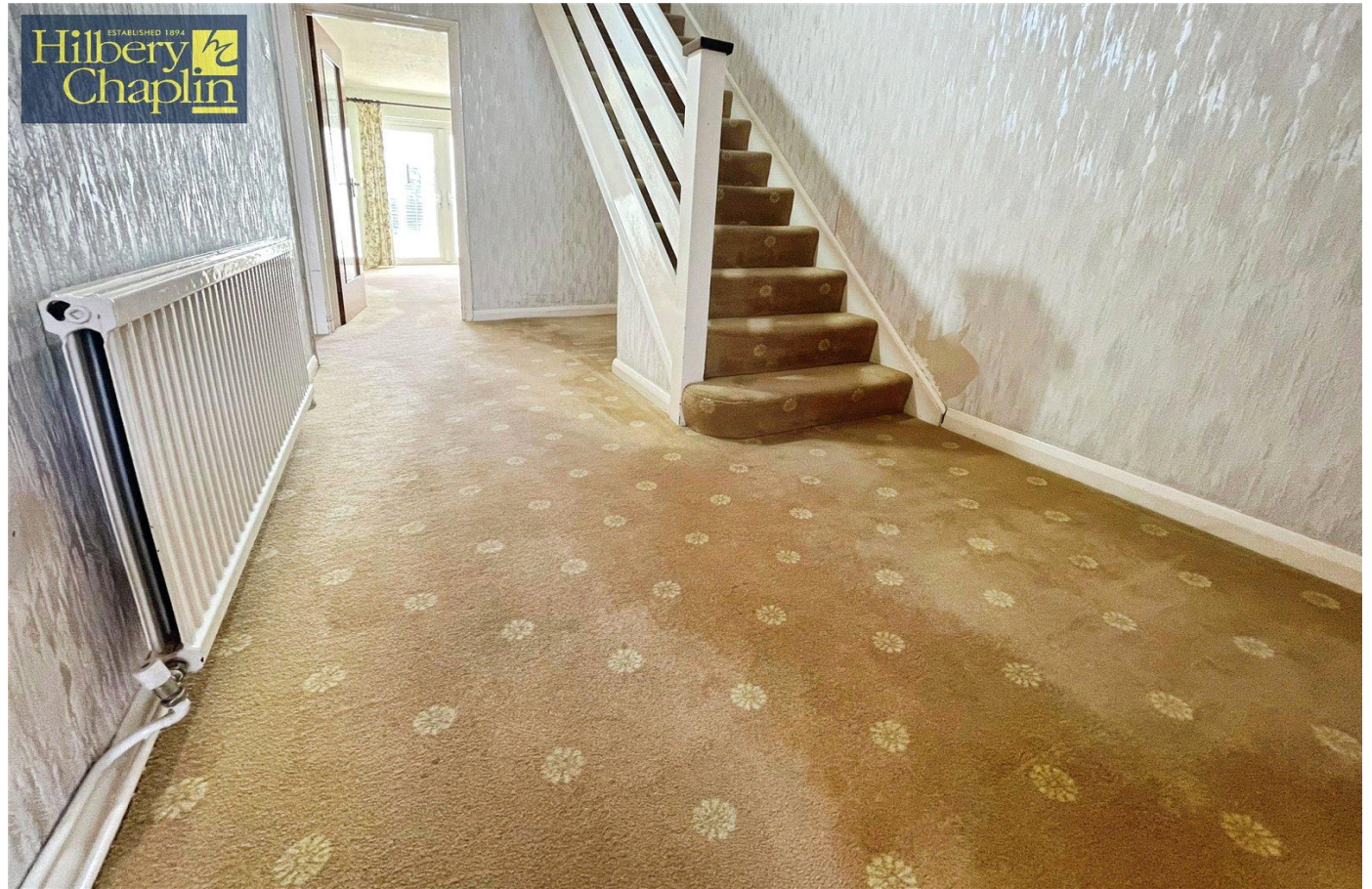
Location

Gidea Park comprises of a predominately residential area being within proximity of BR mainline station which is incorporated within the Elizabeth Line.

Within close proximity to a selection of shops, restaurants, coffee bars and local amenities. The area is also well served by highly regarded schools, making it ideal for families.

In addition, Raphael Park is also close by with tennis courts, cafe, lake and restaurant, ideal for park walks and jogging. The David Lloyd Sports centre with pool facilities is easily accessible.

Affording easy connections to both the A12 and M25, there are also well-regarded local schools in the area.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	81 B
39-54	E		
21-38	F		
1-20	G		

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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