



### Transport Information

0.1 mile to Gidea Park Elizabeth Line Station with a plethora of bus routes nearby,

These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement.

### What's next?

If you are interested in viewing this property or putting in an offer please call the office on 02084705252.

We are based just two doors down from East Ham Station.

Fairholme Avenue, Gidea Park. RM2 5UP.



PRICE  
£850,000  
O.I.E.O.

- **Five Bedroom Semi Detached House**
- **Driveway for 3 cars**
- **Garage**
- **2 Reception Rooms**
- **Master Suite with ensuite and closet**
- **0.1 miles to Gidea Park Station**





## Fairholme Avenue, Gidea Park. RM2 5UP.

Offers In Excess Of (O.I.E.O) £850,000 F/H  
Please be aware this is a sale by tender property and the prospective purchaser will have to pay an Introduction Fee to Aston Fox and viewings are strictly by appointment ONLY.

Fabulous Family Property! Boasting almost 2,200 sq ft of internal accommodation and is ready to move straight in with a neutral canvas to turn into your dream family home, and it is ideally located within a short walk of Gidea Park (Elizabeth Line) Station.

Entering through the porch you come to a spacious entrance hall which gives access to the first reception room with a bright bay window and fireplace, then you come to the hub of this home, the kitchen / dining room with large island/breakfast bar and luxury kitchen with all the mod-cons. Leading off from here you have another room that's currently used as a gym / playroom with a w/c for convenience and a large amount of storage. Then you have a utility room and internal access to the garage.

Heading up to the first floor you have four bedrooms and a modern family bathroom, and then on the second floor is the master suite, with ensuite shower room and walk in closet. To the rear is an almost 78ft garden with a large patio area perfect for a tranquil morning coffee, and ideal for summer BBQs and small gatherings and extensive lawn area that is ideal for the kids to run off some steam! To the front of the property, you have a private driveway for three cars.

Located off Balgores Lane in Gidea Park, the property is situated in an ideal area with a host of transport links and local amenities. It is within short walking distance to Gidea Park Station, making it ideal for commuters into London with services into Liverpool Street within half an hour. The Elizabeth Line from Gidea Park also facilitates direct access into Tottenham Court Rd, Paddington, and onto Heathrow Airport. There are a number of local amenities including shops, bars and restaurants on the surrounding roads including Heath Park Rd, Station Rd and Balgores Lane- all within close walking distance. There are a choice of local schools including some Ofsted Outstanding rated Primary schools and highly regarded Secondary schools within the local catchment area as well as choice of local parks and leisure facilities.

This stunning executive property is an ideal purchase for any family, don't delay, call us now to book your viewing!

Council Tax Band: F

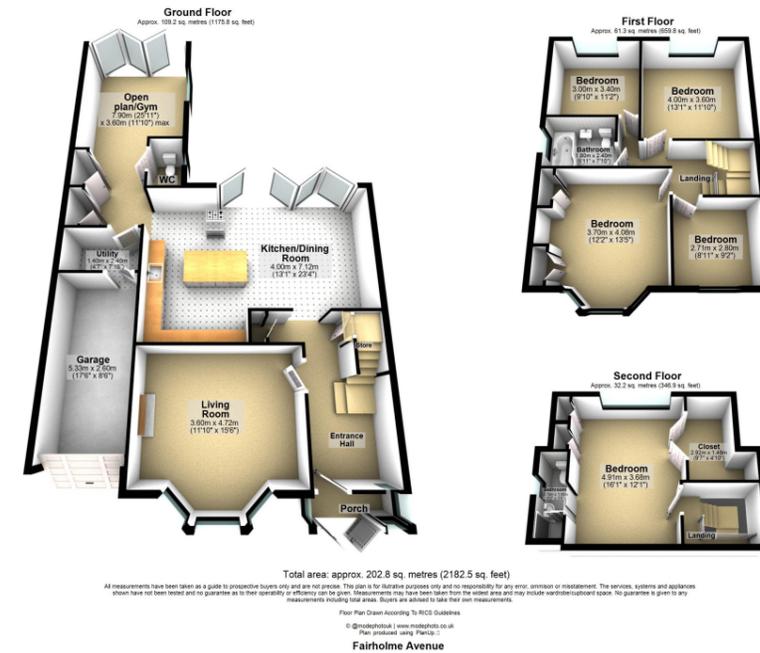
Council: Havering

Maximum Council Tax Fee Payable: £3,341.80

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### What the owner says...

This has been a lovingly cared for and extensively updated home with so much space for all the family. We spend so much time in the kitchen with the doors open to the garden as it's just the ideal space for everyone.



## Accommodation

- Reception One**  
15' 5" x 15' 2" (4.70m x 4.62m)
- Kitchen / Diner**  
22' 7" x 12' 5" < 16' 6" (6.88m x 3.78m < 5.03m)
- Gym/Playroom**  
25' 10" x 11' 7" (7.87m x 3.53m)
- W/C**  
5' 9" x 3' 5" (1.75m x 1.04m)
- Utility Room**  
7' 11" x 4' 7" (2.41m x 1.40m)
- Garage** 17' 3" x 8' 6" (5.26m x 2.59m)
- Garden** 77' 10" (23.72m)
- Bedroom One**  
15' 7" x 12' 11" (4.75m x 3.94m)
- Bedroom Two**  
12' 11" x 11' 7" (3.94m x 3.53m)
- Bedroom Three**  
10' 11" x 9' 10" (3.33m x 3.00m)
- Bedroom Four**  
8' 11" x 8' 8" (2.72m x 2.64m)
- Bathroom**  
7' 6" x 5' 10" (2.29m x 1.78m)
- Bedroom Five**  
16' 1" x 12' 1" (4.90m x 3.68m)
- Ensuite**  
9' 2" x 3' 6" (2.79m x 1.07m)
- Closet**  
9' 7" x 4' 10" (2.92m x 1.47m)

