



## Parkway

Gidea Park, Romford, RM2 5PA

**Offers in the Region Of  
£1,100,000**

Freehold

- PRESTIGIOUS 'EXHIBITION' ESTATE LOCATION
- RECENTLY UNDERGONE TOTAL REFURBISHMENT
- TWO FORMAL RECEPTIONS
- A STUNNING KITCHEN/FAMILY/LIVING AREA
- SEPARATE BREAKFAST AREA
- PLAYROOM/HOME OFFICE
- FOUR DOUBLE BEDROOMS ALL WITH EN-SUITE
- 85' WELL MAINTAINED MATURE REAR GARDEN
- EPC – D



For more information or an appointment to view

**01708 748956 or [info@accordhomes.co.uk](mailto:info@accordhomes.co.uk)**



In July 1910 the President of the Local Government Board announced an exhibition combining the skills of the best Architects, Builders and Garden Designers and so Gidea Parks prestigious 1911 Exhibition Estate was born. Today, the Exhibition Estate forms a large part of the much envied conservation area and thus retains a host of architectural delights. Accord Estates are delighted to be appointed as sole agents for this truly delightful executive property. Situated in one of the most prestigious locations within the much favoured Gidea Park Exhibition Estate overlooking Raphael's Park is this fabulous four bedroom detached residence. Over the past two years, this fantastic property has undergone a total re-modernisation programme providing truly stunning accommodation that now includes a delightful sitting room, separate dining room and a truly magnificent kitchen/family/living area. Further to this, as would be expected of a quality home is a breakfast area, guest cloakroom, utility and a playroom or ideal home office. To the first floor are four good size double bedrooms each enjoying en-suite facilities. Externally, the quality continues with an impressive, decked terrace ideal to enjoy this mature garden with a host of shrubs and evergreens. To the front, as would be expected parking is by way of a carriage style driveway. For more information or to book a private viewing please contact Accord Sales and Lettings.

#### Entrance Hall

Entrance is via a classic period style entrance door with dual opaque glazed side lights, stairs rising to first floor with classic design balustrade and eloquent designed storage under, low voltage ceiling spot lighting, wooden flooring.

#### Cloakroom

A quality white suite comprising of low level WC and vanity wash hand basin with a classic design mixer tap and storage under, radiator, inset ceiling spot lighting.

#### Sitting Room 16' 9" x 10' 10" (5.11m x 3.30m)

Georgian style bay window to front, a stunning recessed fireplace with oak mantle over and tiled hearth and log burner, adjacent integrated dual side boards with ample storage and display, double radiator, fitted carpet.

#### Dining Room 10' 9" x 10' 8" (3.27m x 3.26m)

Attractively framed by way of exposed brick entrance with oak beam, Georgian style bay window to front, radiator, wooden flooring.

#### Kitchen/Family/Living Room 19' 7" x 12' 6" (5.98m x 3.80m)

A truly impressive central hub of the house and encompassing three main areas of kitchen, dining and living area. Double glazed Georgian style double doors giving direct access to garden, two further double glazed Georgian style windows to rear along with Georgian double glazed windows to either side, a classically designed comprehensive range of kitchen units incorporating wall and base level units, larder style units and beautiful central island unit all topped with quality granite work top surfaces, inset 'Butler' style sink with period mixer tap, beautifully designed housing for range style cooker with integrated extractor over, further housing for American style fridge freezer, combination of traditional and modern vertical radiators, recessed entertainment facility to living area with integrated wall mounted fire, wooden flooring throughout, feature exposed brick detailing to one wall, open plan to:

#### Breakfast Area 15' 0" x 6' 1" (4.56m x 1.85m)

Georgian style windows to three elevations flooding this area with natural light, wooden flooring, a continuation of matching base level units with granite worktop surfaces over, radiator, inset ceiling spot lighting, door to:





**Play Room/Study 11' 1" x 7' 10" (3.38m x 2.39m)**

Double glazed Georgian style double doors to garden, wooden flooring, radiator, inset ceiling spot lighting.

**Utility Room 5' 10" x 4' 1" (1.78m x 1.25m)**

Double glazed Georgian style window to side, recess and plumbing for washing machine and tumble dryer, wooden floor covering.

**First Floor Landing**

Secondary glazed Georgian style window to front, framed by extremely well presented original balustrade, access to loft area, radiator, fitted carpet.

**Master Bedroom 15' 6" x 12' 0" (4.72m x 3.66m)**

Georgian style double glazed window to rear, a stunning range of fitted wardrobes to two walls incorporating entertainment equipment recess, double radiator, inset ceiling spot lighting, fitted carpet, door to:

**En-Suite Bathroom 7' 3" x 6' 5" (2.22m x 1.96m)**

A quality suite comprising of a square roll top free standing bath with period mixer tap and separate overhead shower unit with glazed screen, low level WC and vanity wash hand basin with period mixer tap and set within a classic dresser unit, full height tiled surround to bath area, modern feature vertical radiator, inset ceiling spot lighting, wooden floor covering.



**Bedroom Two 10' 11" x 7' 9" + fitted wardrobes (3.32m x 2.36m)**

Secondary glazed Georgian style window to front, radiator, fitted carpet, a quality range of mirror fronted wardrobes to one wall concealing access to:

**En-Suite Shower Room 7' 0" x 3' 11" (2.14m x 1.20m)**

A quality white suite comprising of a fully tiled shower enclosure, thermostatically controlled shower with overhead and hand held shower heads, vanity wash basin with mixer tap and storage under and concealed cistern WC, overhead built in storage, feature vertical radiator, wooden floor covering.

**Bedroom Three 11' 9" x 8' 10" + door recess & fitted wardrobes (3.58m x 2.68m)**

Double glazed Georgian style window to rear, range of fitted wardrobes to one wall with further built in storage cupboards, radiator, fitted carpet, door to:

**Jack & Jill En-Suite Shower Room**

Two Georgian style windows to side, a quality suite comprising of part tiled and part glazed shower cubicle with thermostatically controlled shower with overhead and hand held shower head, vanity wash hand basin with period style mixer tap and storage under, feature vertical radiator, wooden floor covering.

**Bedroom Four 10' 11" x 8' 11" (3.33m x 2.71m)**

Secondary glazed Georgian style window to front, radiator, inset ceiling spot lighting, fitted carpet, range of mirror fronted wardrobes to one wall with concealed entrance to en-suite.

**Rear Garden**

Measuring approximately 85' in length the rear garden commences with an immediate composite deck area providing ample seating space, the remainder is laid predominantly to lawn and is well screened by mature ever green borders, an additional patio area is situated to the rear with an excellent log cabin style summer house.

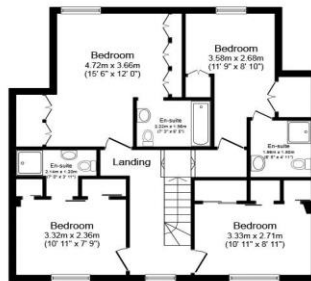
**Frontage**

Providing a carriage style driveway with central lawn area providing ample off street parking.

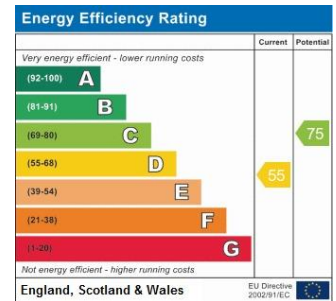




**Ground Floor**



**First Floor**



Total floor area 174.0 sq. m. (1,873 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

