



## Pinecroft Gidea Park

**£3,000 PCM**

**\*\* REFURBISHED THROUGHOUT\*\*** APS have pleasure in offering this 4-bedroom house which is ideally situated within a short convenient walk to Gidea Park Station, the property is decorated and finished to the highest standard. The ground floor boasts a sleek modern kitchen complete with island and breakfast bar, utility room, lounge and a ground floor cloakroom/W.C. To the first floor there three double bedrooms, one of which benefits from an ensuite shower room and a further contemporary family bathroom with a shower over bath. To the second floor there is a large loft room designed with built-in wardrobes and ensuite shower room. Other benefits include double glazing, gas central heating, large garden with side access and off-street parking . Available 1st September 2025. Council Tax Band G.

- REFURBISHED THROUGHOUT
- MODERN FITTED KITCHEN
- GROUND FLOOR CLOAKROOM
- UTILITY ROOM
- CONTEMPORARY FAMILY BATHROOM
- TWO EN-SUITE SHOWER ROOMS
- NEW DOUBLE GLAZING
- GAS CENTRAL HEATING
- OFF STREET PARKING

### Viewing

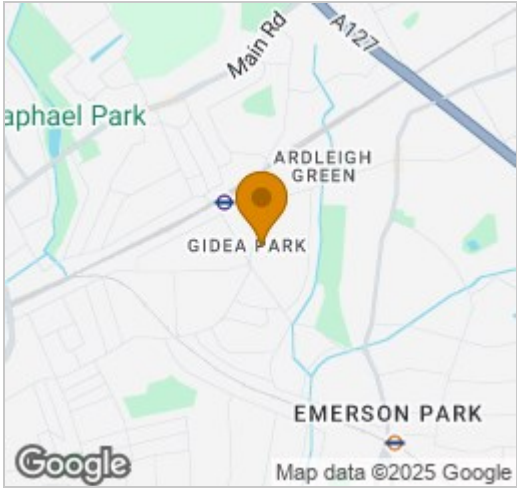
Please contact our Alternative Property Services Limited Office on 01708 454121 if you wish to arrange a viewing appointment for this property or require further information.







## Area Map



## Energy Efficiency Graph

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			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	



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