



## Gantshill Crescent, Gants Hill IG2 6TR

**£2,995**

Birchills Estates Agents are very pleased to present the rental market this 4 bedroom home, within close walking distance to Grants Hill Underground Tube Station.

The top floor offers a fantastic double bedroom with an en-suite shower room.

The first floor offers a further 2 double bedrooms, single bedroom and a family bathroom.

The ground floor boasts 1 reception room, and a huge modern kitchen/diner with appliances.

To the rear, there is a very low maintenance private garden, and annex for office or extra storage.

The front offers off street parking for 2 cars.

Please call a member of Birchills Team today to arrange an early viewing - we expect this fabulous home to let very quickly.

## **Gantshill Crescent, Gants Hill IG2 6TR**

### **Reception Room**

**27'7" x 10'2" (8.41 x 3.11)**

### **Kitchen/Diner**

**21'1" x 16'0" (6.45 x 4.9)**

### **Bedroom 1**

**13'6" x 11'10" (4.13 x 3.61)**

### **Bedroom 2**

**14'2" x 11'9" (4.33 x 3.59)**

### **Bedroom 3**

**6'3" x 8'9" (1.93 x 2.69)**

### **Bedroom 4**

**19'10" x 10'0" (6.07 x 3.07)**

### **Shower Room 1**

**8'1" x 3'8" (2.47 x 1.13)**

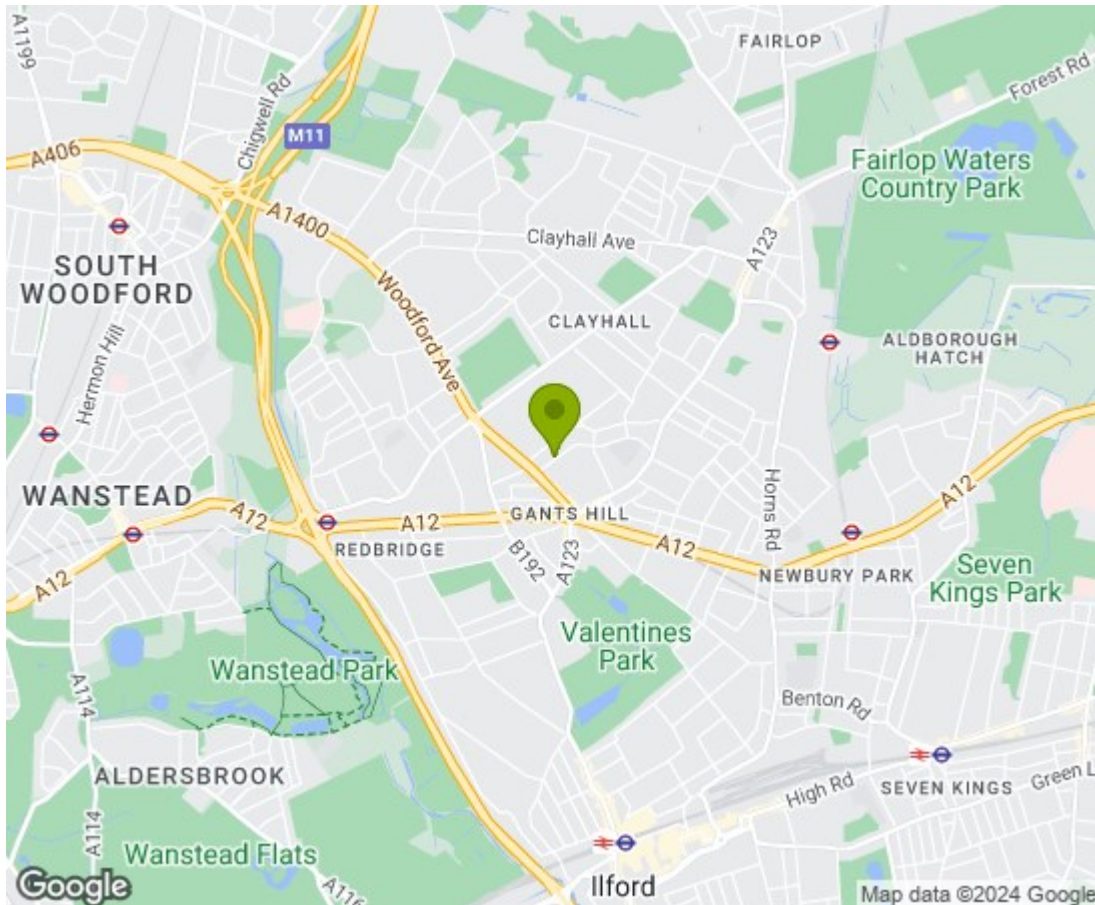
### **Shower Room 2**

**5'7" x 7'10" (1.72 x 2.4)**

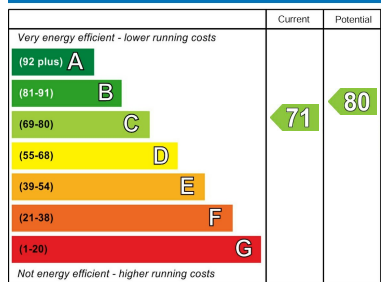
### **Front Of House**

### **Bathroom**

**8'3" x 8'6" (2.52 x 2.61)**

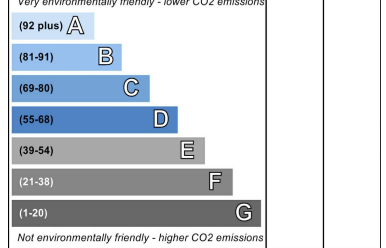


**Energy Efficiency Rating**



**England & Wales** EU Directive 2002/91/EC

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



**England & Wales** EU Directive 2002/91/EC

