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71 Rosedene Gardens
Gants Hill, Essex IG2 6YD
Price guide £640,000

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*** ALL VIEWING SLOTS NOW FULL *** Arbon & Miller are delighted to offer this DETACHED family home situated on this highly desirable residential turning, close proximity to BEAL SCHOOL and walking distance of ILFORD COUNTY HIGH. This impressive family home offers great potential to extend by way of Rear, side and Loft extension (subject to local planning consents). To the ground floor there are Two large receptions, kitchen. To the first floor large landing space followed by three well proportioned bedrooms and family bathroom. Externally there is a large rear garden and potential for multiple off street parking spaces to the front. Located within 1/2 mile of GANTS HILL CENTRAL LINE STATION offering direct access to Stratford within approx 15 minutes and Liverpool Street within approx 25 minutes. An internal inspection is highly recommended in order to fully appreciate all that this house has to offer.

ENTRANCE PORCH 7' x 3'9" (2.13m x 1.14m)

Wooden glazed double doors with obscure glazed sidelight, wooden obscure multi glazed door with obscure leaded light style fixed sidelights and fanlights.

ENTRANCE HALL 19'4" x 5'8" (5.89m x 1.73m)

Stairs to first floor, understairs storage cupboard, double radiator, coved cornice, doors to:

RECEPTION ONE 14'9" into bay x 12' (4.50m into bay x 3.66m)

Five light leaded light bay with obscure leaded light fanlights over, coved cornice, four wall light points, radiator.

RECEPTION TWO 17'7" into bay x 10'10" (5.36m into bay x 3.30m)

Tiled fireplace surround with gas fire, two wall light points, coved cornice, bayed wooden glazed double doors with fixed sidelights and fanlights.

KITCHEN 14'10" x 7'10" (4.52m x 2.39m)

Wall and base units, cupboards and drawers, working surfaces, double drainer sink top unit, recess for gas oven, wall mounted Worcester boiler, part tiled walls, cupboard housing plumbing for washing

machine, three light obscure glazed window, wooden multi paned door with fixed sidelights and obscure fanlight over to rear garden.

FIRST FLOOR LANDING 13'4" x 5'6" (4.06m x 1.68m)

Obscure coloured leaded light windows, access to loft, coved cornice, storage cupboard, doors to:

BEDROOM ONE 14'9" into bay x 12' (4.50m into bay x 3.66m)

Five light leaded light bay with obscure leaded light fanlights over, four wall light points, coved cornice, double radiator.

BEDROOM TWO 14'6" x 10'10" (4.42m x 3.30m)

Three light window with fanlights over, radiator, coved cornice.

BEDROOM THREE 14'6" x 8'1" (4.42m x 2.46m)

Two light window with fanlights over, further obscure fanlight window to flank, radiator, coved cornice, hot water tank.

BATHROOM 6'4" x 5'6" (1.93m x 1.68m)

Panel enclosed bath with mixer tap, shower attachment and glazed side screen, low level wc, wash hand basin, radiator, tiled walls, obscure leaded light window with fanlight over.

REAR GARDEN

Crazy paved patio area, remainder laid to lawn, mature tree and shrub borders, pedestrian side access, pedestrian door to garage, brick built storage shed with window to flank.

ATTACHED GARAGE 16'6" x 7'8" (5.03m x 2.34m)

Own driveway. Up and over door.

FRONT GARDEN

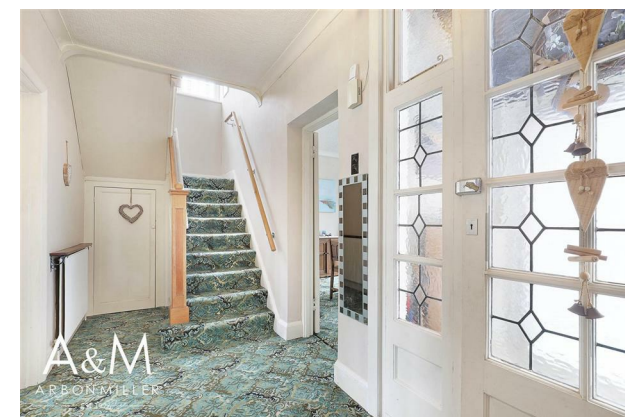
Mature front garden with lawn, paved driveway providing OFF STREET PARKING.

COUNCIL TAX

London Borough of Redbridge - Band E

AGENTS NOTE

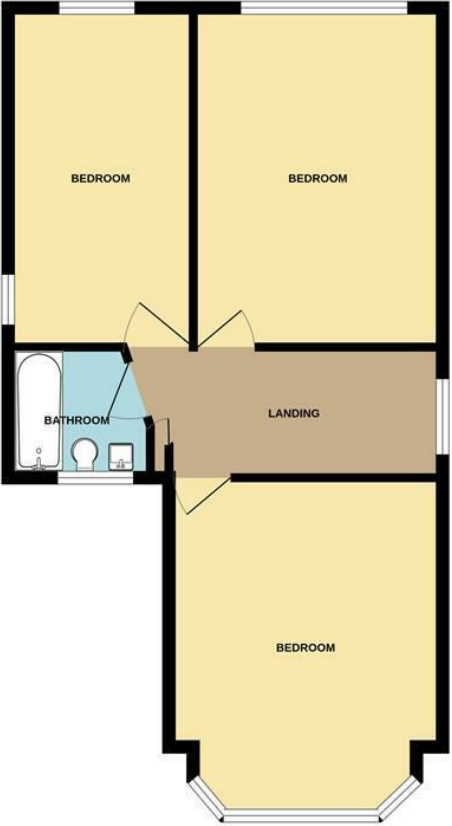
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.



GROUND FLOOR
761 sq.ft. (70.7 sq.m.) approx.

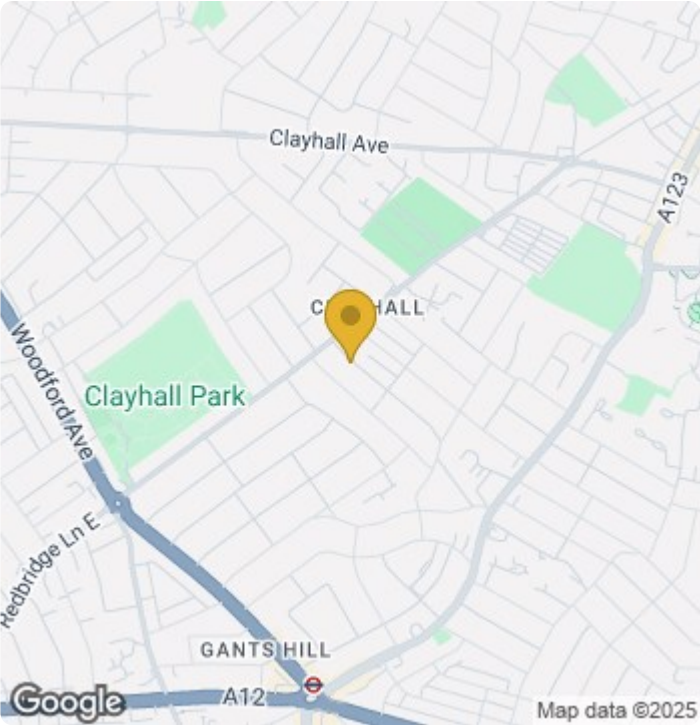


1ST FLOOR
557 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 1318 sq.ft. (122.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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