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79 Rosedene Gardens
Gants Hill, Essex IG2 6YD
Price guide £775,000

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Nestled in the desirable Rosedene Gardens, Gants Hill, this impressive semi-detached house offers a perfect blend of space and modern living. With five well-proportioned bedrooms, including an exceptional loft room complete with an en-suite, this home is ideal for families seeking comfort and convenience. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The extended kitchen diner is a highlight, offering a contemporary setting for family meals and gatherings. The layout is designed to maximise natural light, creating a warm and welcoming atmosphere throughout. For those with vehicles, the property features off-street parking for two cars, along with a shared driveway leading to the garage, ensuring that parking is never a concern. Situated within the catchment area for Beal High School, this home is perfect for families prioritising education. The surrounding area offers a variety of local amenities, parks, and excellent transport links, making it a convenient choice for commuters and families alike. In summary, this extended semi-detached home in Gants Hill presents a unique opportunity for those seeking a spacious and well-appointed residence in a sought-after location. With its impressive features and family-friendly environment, it is a property not to be missed.

ENTRANCE PORCH 6'9 x 2'5 (2.06m x 0.74m)

Composite entrance door with leaded light style double glazed inserts and leaded light style fanlights and fixed sidelights, further double glazed window with fanlight over to flank, leaded light style double glazed obscure coloured fixed sidelight. UPVC obscure double glazed entrance door with fixed sidelights leading to:

ENTRANCE HALL 15'3 x 8'10 max (4.65m x 2.69m max)

Wood strip flooring, stairs to first floor, picture rail, obscure coloured leaded light style double glazed window to flank, double radiator, understairs storage cupboard, doors to:

CLOAKROOM 3'11 x 2'9 (1.19m x 0.84m)

Low level wc, corner wash hand basin, wall light point, obscure leaded light style double glazed window.

RECEPTION ONE 14'6 x 12'10 (4.42m x 3.91m)

Five light leaded light style double glazed bay with obscure coloured leaded light style fanlights over, three wall light points, dado rail, feature fireplace, ceiling rose, wood strip flooring.

KITCHEN/DINER EXTENSION 26'2 x 19'7 to extremes (7.98m x 5.97m to extremes)

Range of wall and base units, working surfaces, cupboards and drawers, concealed lighting, double oven, four ring gas hob, one and half bowl sink top unit with mixer tap, plumbing for washing machine and dishwasher, breakfast bar area, wall mounted Valiant combination boiler, coved cornice, spotlights to ceiling, dado rail, part tiled walls, integrated fridge/freezer, two double radiators, obscure leaded light style double glazed window to flank, further two light leaded light style double glazed window to rear, double glazed leaded light style double doors leading to rear garden, ceiling rose, tiled floor.

FIRST FLOOR LANDING 11'3 x 6'9 (3.43m x 2.06m)

Stairs to second floor. Airing cupboard, obscure coloured leaded light style double glazed window, picture rail, doors to:

BEDROOM TWO 14'6 x 10'8 (4.42m x 3.25m)

Five light leaded light style double glazed bay with coloured obscure leaded light style fanlights over, double radiator, fitted wardrobes to one wall, picture rail.

BEDROOM THREE 14'5 x 10'8 (4.39m x 3.25m)

Fitted wardrobes to one wall, double radiator, picture rail, three light leaded light style double glazed window with leaded light style fanlight over.

BEDROOM FOUR 11'1 x 6'9 (3.38m x 2.06m)

Two light leaded light style double glazed window with obscure coloured leaded light style fanlights over, obscure coloured leaded light style double glazed window to flank, double radiator, picture rail.

BATHROOM 8'4 x 6'6 (2.54m x 1.98m)

Underfloor heating, tiled enclosed bath with mixer tap and shower attachment, low level wc, vanity unit with wash hand basin and mixer tap, double walk-in shower cubicles with glazed screens, hand held shower attachment with Rainforest shower head over, spotlights to ceiling, tiled walls, tiled floor, heated towel rail, obscure leaded light style double glazed window with obscure coloured leaded light style fanlight over, further obscure leaded light style window to flank, extractor fan, spotlights to ceiling.

SECOND FLOOR LANDING

Doors to:

MASTER BEDROOM 15'10 x 14'8 (4.83m x 4.47m)

Two double radiators, coved cornice, ceiling rose, spotlights to ceiling, double glazed double doors to Juliette Balcony with fixed sidelights, door to ensuite, open to:

ENSUITE WET ROOM 9'9 x 7'5 (2.97m x 2.26m)

Underfloor heating, shower unit with mixer tap and shower attachment with rainforest shower head, feature tiled floor, tiled walls, suspended wc with Geberit flush system, feature His & Hers vanity unit with glass sink bowls, mixer taps and mirror over, spotlights, extractor fan, Quartz countertops and shelving units, double glazed obscure skylight window.

DRESSING AREA

Fitted open wardrobes to two walls, double glazed skylight window, spotlights to ceiling.

REAR GARDEN

Paved patio area, stone borders, large lawn area, shingle area to rear, pedestrian access to garage, outside light, outside tap.

FRONT GARDEN

Paved front garden providing OFF STREET PARKING for two vehicles.

DETACHED GARAGE 15'4 x 8' (4.67m x 2.44m)

Via shared driveway. Up and over door, power and lighting, double glazed window with fanlight over, pedestrian side door.

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
894 sq.ft. (83.0 sq.m.) approx.



1ST FLOOR
572 sq.ft. (53.2 sq.m.) approx.

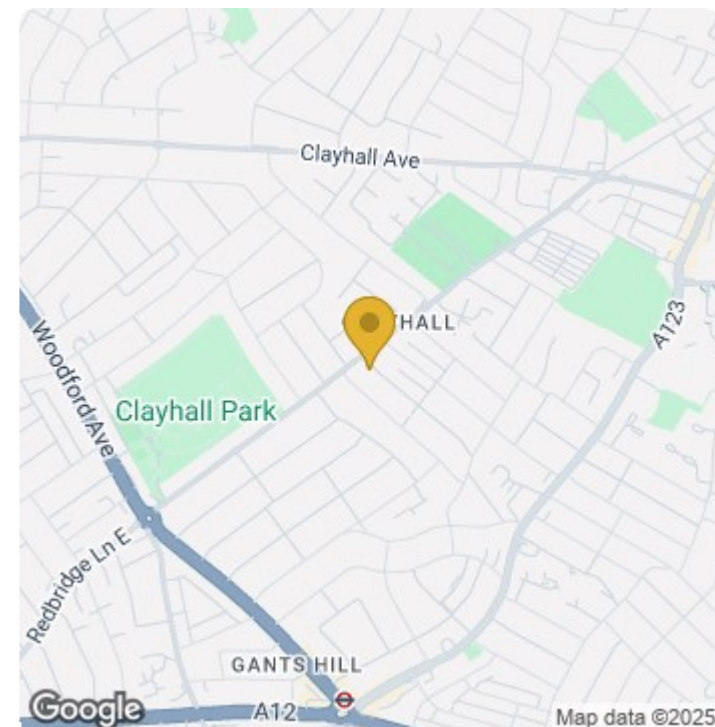


2ND FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 1870 sq.ft. (173.7 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		
(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

