

# CHISSICK

Residential Sales and Lettings



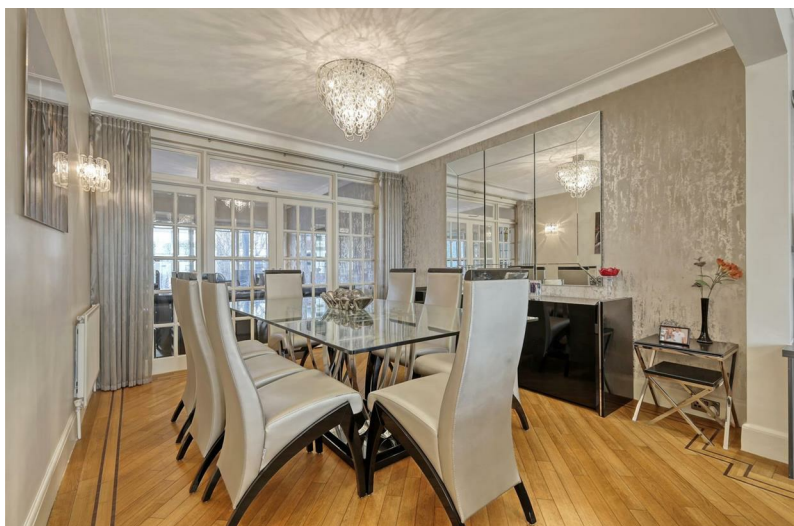
Highwood Gardens, Ilford, IG5 0AZ

Price Guide £999,950





# 33 Highwood Gardens Ilford, IG5 0AZ



GUIDE PRICE £999,950 - £1.1M

A TRULY BEAUTIFUL HOME WHICH HAS BEEN WITH ONE FAMILY FOR FORTY YEARS.

FOUR BEDROOMS - ALL FITTED, TWO FIRST FLOOR BATHROOMS, EXCELLENT EXTENDED KITCHEN/DINER, THREE FURTHER RECEPTIONS, UTILITY ROOM, GROUND FLOOR CLOAKROOM,

WELL MAINTAINED AND DECORATED THROUGHOUT, AMTICO FLOORING TO GROUND FLOOR,

BI-FOLDING DOORS WITH INTEGRATED BLINDS TO REAR OF PROPERTY

GAS CENTRAL HEATING AND DOUBLE GLAZING

GOOD SIZE REAR GARDEN WITH DOUBLE OUTBUILDING

MULTIPLE OFF STREET PARKING

CLOSE TO BEAL HIGH SCHOOL AND PARKHILL PRIMARY SCHOOL

CLOSE TO GANTS HILL CENTRAL LINE STATION AND LOCAL SHOPS

NEW ON MARKET

VIEWING HIGHLY RECOMMENDED

- RARE OPPORTUNITY ON SOUGHT AFTER WOODS ESTATE - HIGHWOOD GARDENS EXTENDED SEMI-DETACHED PROPERTY
- FIRST FLOOR BATHROOM AND FIRST FLOOR SHOWER ROOM
- UTILITY ROOM/GROUND FLOOR WC
- FURTHER 21' RECEPTION PLUS FURTHER TV ROOM
- AMTICO FLOORING TOE GROUND FLOOR AND BI-FOLDING DOUBLE GLAZING TO REAR WITH INTEGRATED BLINDS
- FOUR BEDROOMS- ALL FITTED
- 23' L-SHAPED KITCHEN/DINER
- 31' THROUGH-LOUNGE
- GOOD SIZE REAR GARDEN WITH DOUBLE ENTRANCE OUTBUILDING
- NEW ON MARKET - IMMEDIATE VIEWING RECOMMENDED

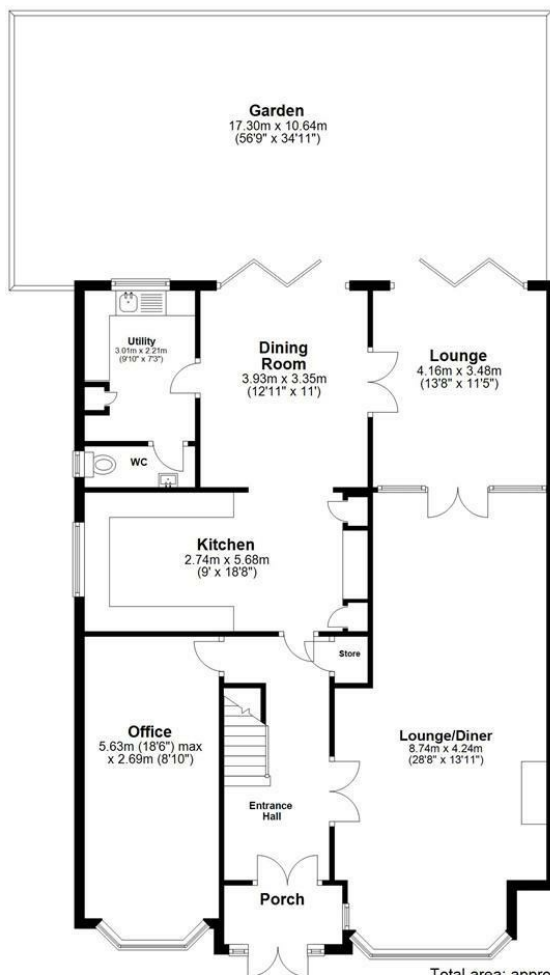






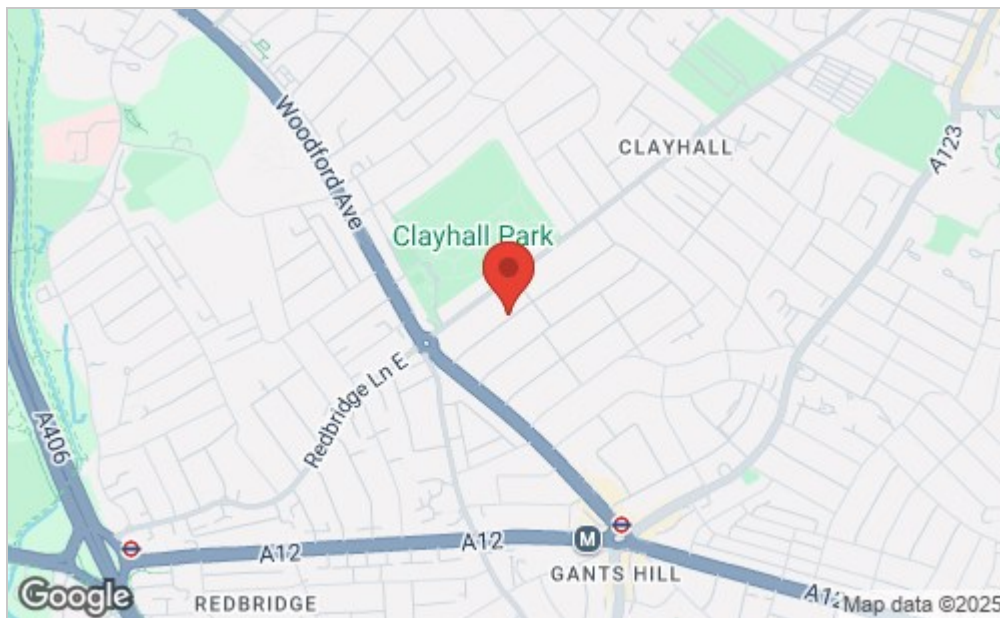


Ground Floor  
Approx. 118.6 sq. metres (1276.1 sq. feet)



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.  
Plan produced using PlanUp.

#### Highwood Gardens



### Viewing

Please contact our Chigwell Office  
on 020 8500 5559 if you wish to arrange a viewing appointment for this property  
or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

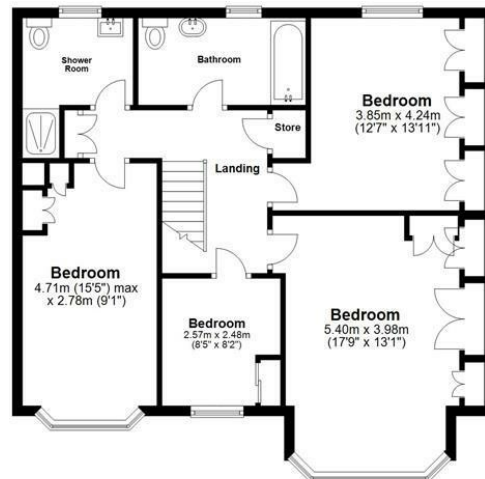
#### Outbuilding

Approx. 40.7 sq. metres (438.3 sq. feet)



#### First Floor

Approx. 74.5 sq. metres (801.4 sq. feet)



#### 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		

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