

CHISSICK

Residential Sales and Lettings

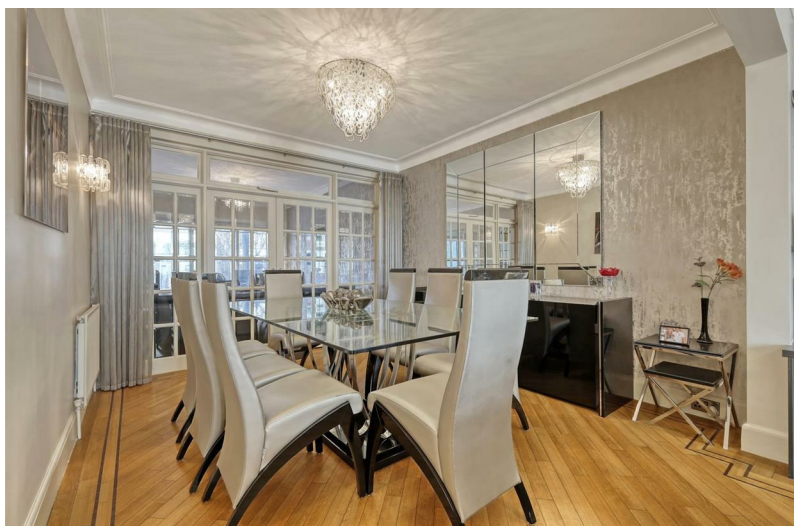


Highwood Gardens, Ilford, IG5 0AZ

Price Guide £999,950



33 Highwood Gardens Ilford, IG5 0AZ



GUIDE PRICE £999,950

A TRULY BEAUTIFUL HOME

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

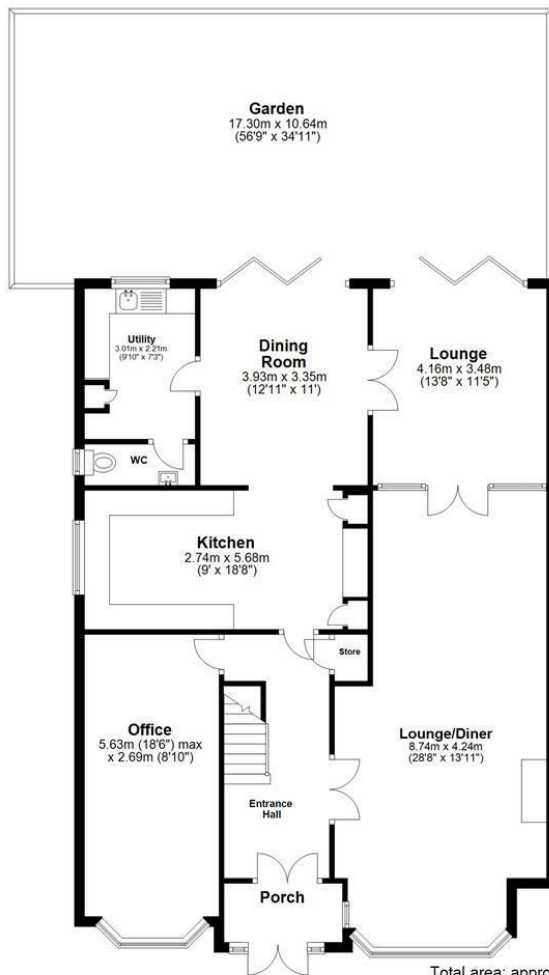
VIEWING HIGHLY RECOMMENDED

- 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





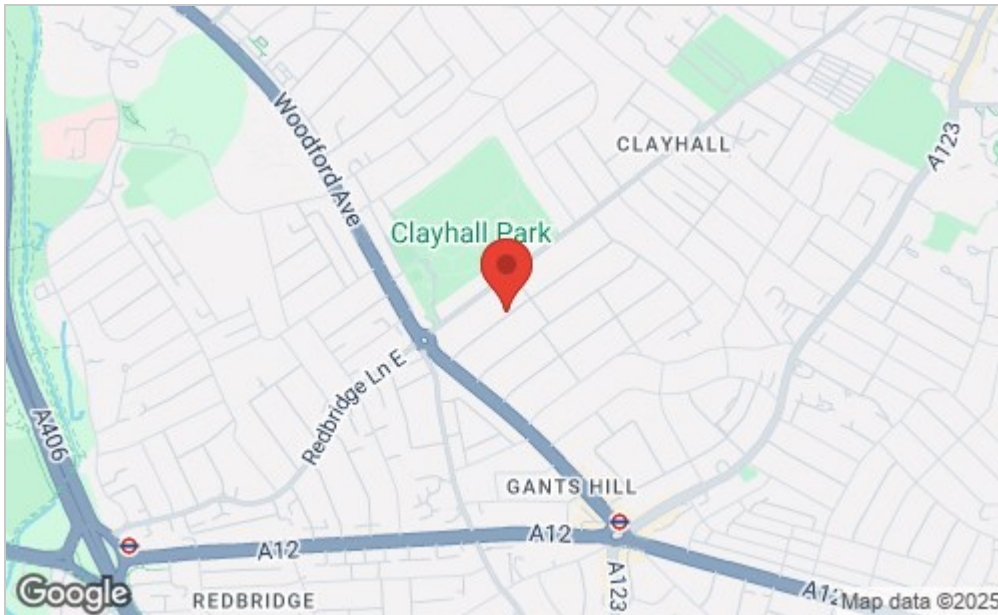
Ground Floor
Approx. 118.6 sq. metres (1276.1 sq. feet)



Total area: approx. 233.7 sq. metres (2515.8 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

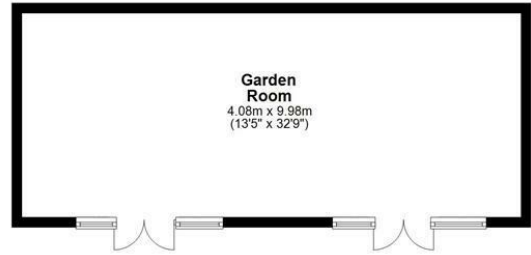


Viewing

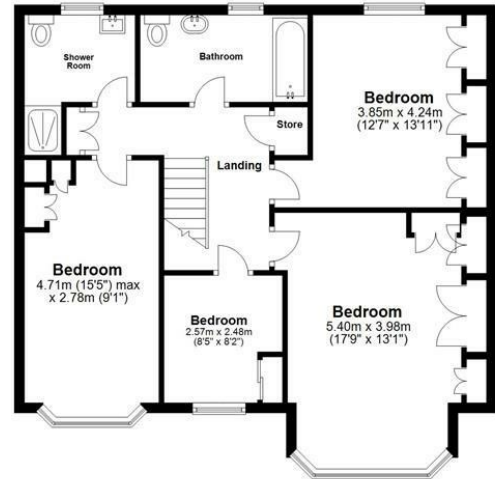
Please contact our Chigwell Office on 020 8500 5559 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's 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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		

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