



Gantshill Crescent, Ilford, IG2 6TS

Guide Price £700,000





Gantshill Crescent

Ilford, IG2 6TS

Local Authority: Redbridge
Tax Band: E

- **FOR SALE - GUIDE PRICE OF £700,000 to £750,000**
- DOWNSTAIRS W.C. PLUS TWO BATHROOMS
- THREE EX-LARGE BEDROOMS, ONE SINGLE BEDROOM
- DRIVEWAY FOR 2 CARS
- CATCHMENT FOR VALENTINES/BEAL/ILFORD COUNTY HIGH SCHOOLS
- IMMACULATELY PRESENTED - FULLY EXTENDED
- BEAUTIFUL KITCHEN WITH PREP ISLAND
- GARDEN WITH APPLE, CHERRY, PEAR, RASPBERRY & PLUM TREES & STORAGE
- WALKING DISTANCE TO GANTS HILL STATION/AMENITIES

****FOR SALE - GUIDE PRICE OF £700,000 to £750,000****

We are pleased to offer this spectacular house located in a prominent position of Gants Hill. This fully-extended and charming terraced house offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The two well-appointed reception rooms provide ample room for relaxation and entertaining, making it easy to host gatherings with friends and family.

The house features two modern bathrooms and separate W.C./utility room, ensuring that morning routines run smoothly for everyone in the household. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout.

For those with vehicles, the property boasts parking for two cars, a valuable asset in this bustling area. The location is well-connected, with local amenities, schools, and transport links just a stone's throw away, making daily life both convenient and enjoyable.

A large beautiful garden with a variety of fruit trees including cherry, raspberry, apple, pear and plum trees adds to the beauty of this property.

The property is also in the catchment area for a variety of primary and secondary schools, including Gearies Primary School, Valentines High School, Beal High School and Ilford County High School.

This terraced house on Gantshill Crescent is not just a place to live; it is a home where memories can be made. Whether you are looking to settle down or invest in a property with great potential, this residence is certainly worth considering.

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ENTRANCE HALLWAY 25'5" x 5'5" (7.77m x 1.67m)
Hardwood flooring, painted walls, light fitting, stairs leading to 1st floor, under-stair storage, with doors leading to reception room, living/dining room, kitchen, downstairs W.C. and extra storage closet.

RECEPTION 14'0" x 12'0" (4.28m x 3.68m)
Hardwood flooring, painted walls, light fitting, double-glazed bay windows.

W.C./UTILITY ROOM 8'4" x 2'11" (2.55m x 0.90m)
Fully tiled downstairs W.C. with low-level toilet, hand-wash basin, and space for Washing machine and dryer.

STORAGE CLOSET 3'3" x 2'3" (1.0m x 0.70m)

LIVING ROOM/DINING ROOM 13'5" x 9'11" (4.10m x 3.04m)
Hardwood flooring, painted walls, light fitting, radiators and double-doors leading to Kitchen.

KITCHEN 16'4" 12'6" (5.0m 3.83m)
Tiled floor, part-tiled/part-painted walls, underflooring heating system, kitchen island with storage, fully-fitted kitchen with quartz worktops, 5 burner gas hob, Electrolux oven/grill, , large AEG Dishwasher, combi-boiler.

GARDEN 18'5" x 55'9" (5.63m x 17m)
Part-paved, part-lawn garden with lots of fruit trees - cherry, raspberry, apple, pear and plum trees. Shed at the back of the garden for storage.





1st FLOOR LANDING

7'6" x 3'4" (2.30m x 1.04m)

Carpeted leading to three bedrooms, family bathroom and stairs leading to loft room.

BEDROOM 1

13'5" x 10'8" (4.10m x 3.26m)

Carpeted, painted walls, light fitting, radiator, fitted wardrobes, double-glazed bay windows facing front of the house.

BEDROOM 2

12'5" x 11'3" (3.80m x 3.45m)

Carpeted, painted walls, light fitting, radiator, fitted wardrobes, double-glazed windows facing garden.

BEDROOM 3

7'8" x 6'3" (2.34m x 1.92m)

Carpeted, painted walls, light fitting, radiator, double-glazed windows facing front of the house.

BATHROOM

7'4" x 5'5" (2.26m x 1.66m)

Fully tiled floor and walls, double-glazed window, bathtub with shower attachment, low-level W.C., hand-wash basin with storage.

BEDROOM 4

19'0" x 10'0" (5.8m x 3.05m)

Wooden flooring, double-glazed windows and double-doors opening onto a Juliette-style balcony with spectacular views. Lots of eaves storage, separate storage closets and door leading to en-suite shower room.

ENSUITE-SHOWER ROOM

6'11" x 8'1" (2.13m x 2.48m)

Fully tiled shower room with large shower enclosure, low-level W.C., hand-wash basin, storage and double-glazed window.

STORAGE CLOSET

3'10" x 2'6" (1.17m x 0.77m)

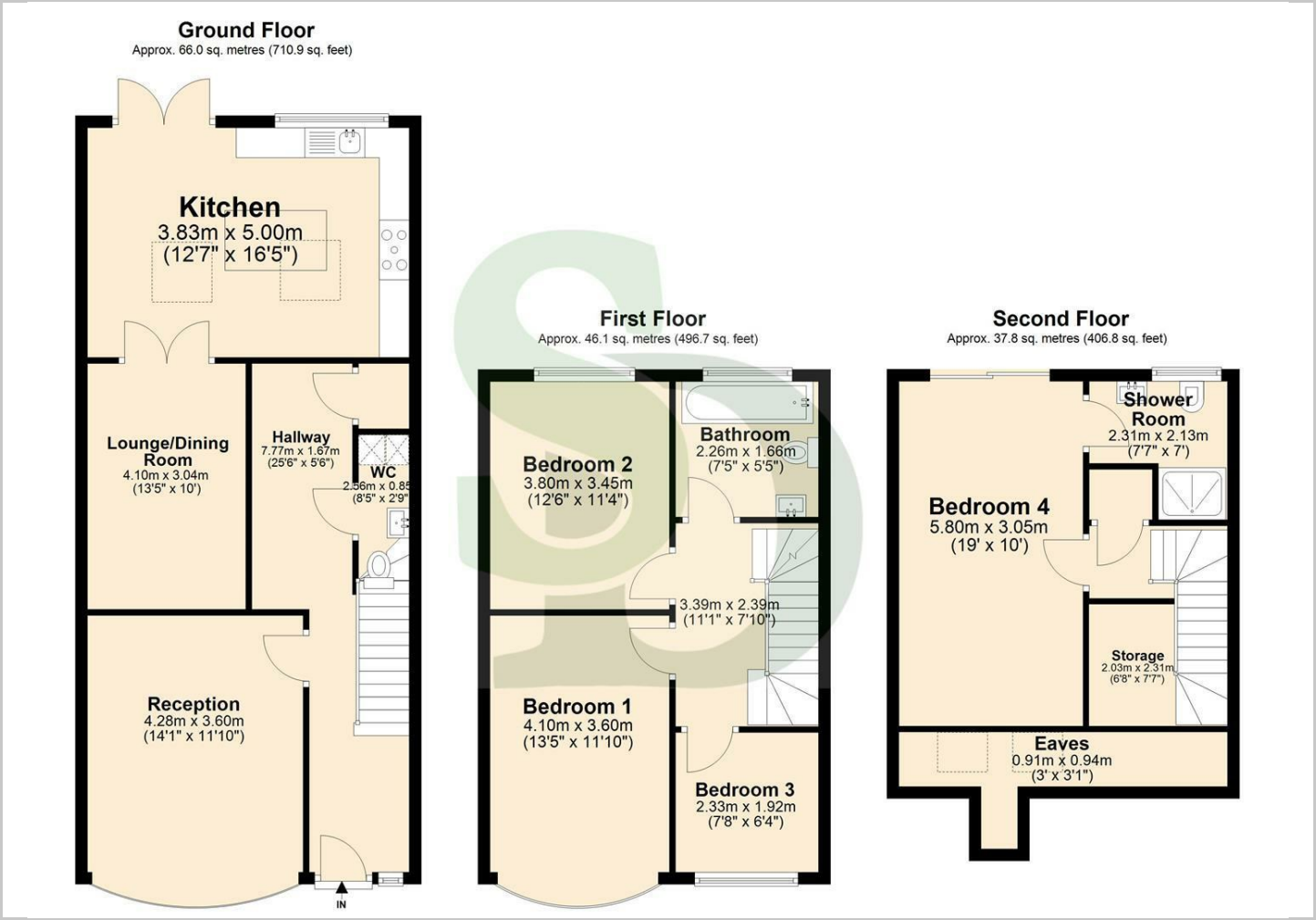
Wooden flooring and storage shelves.







Floor Plans



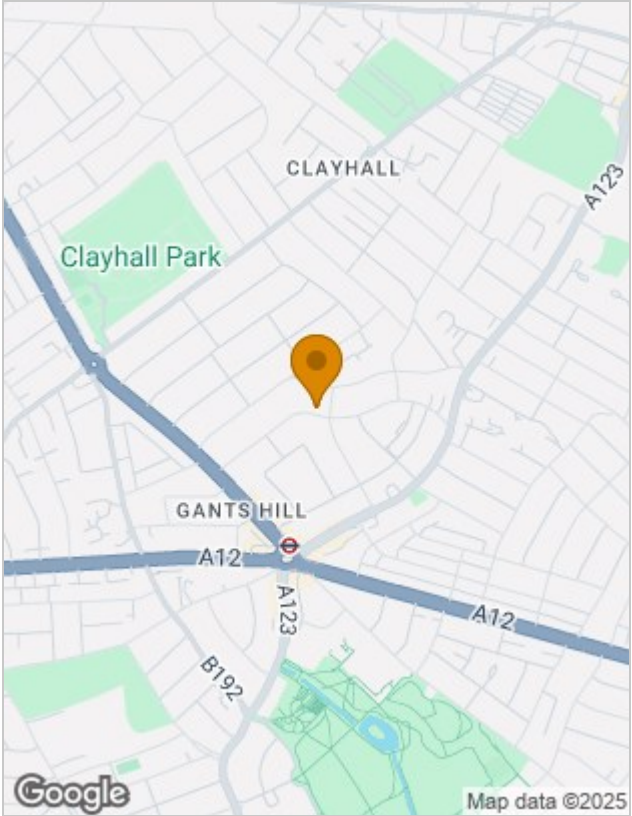
Viewing

Please contact our Redbridge Sales Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

