



## Beechwood Gardens, Ilford, IG5 0AQ

Guide Price £750,000

- Three Bedroom Semi Detached House
- Bespoke Fitted Kitchen With Granite Worktops
- All Bedrooms Include Fitted Wardrobes
- Set Within School Catchments & Local Amenities Nearby
- Superb Décor Throughout
- Spacious Through Lounge & Extended Family Room
- Local Transport Links via Gants Hill Central Line, A12 & M11
- Nestled In The Heart Of The "Woods Estate" Gants Hill



# Beechwood Gardens, Ilford, IG5 0AQ

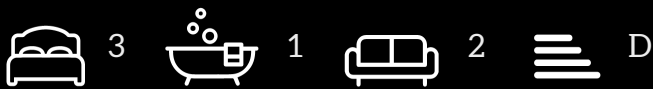
Guide Price £750,000 - £775,000

This stunning three-bedroom semi-detached house is nestled in the heart of the sought-after "Woods Estate" in Gants Hill. Boasting superb décor throughout, this property offers a stylish and contemporary living space.

The ground floor features a bespoke fitted kitchen with granite worktops, a spacious through lounge, and an extended family room, providing ample space for both relaxation and entertaining. Upstairs, all three bedrooms include fitted wardrobes, offering plenty of storage options and a large fully tiled family bathroom with separate freestanding Shower.

Furthermore, this property benefits from its convenient location, with excellent transport links via Gants Hill Central Line station, the nearby A12, and M11 motorway. It is also set within school catchments and within close proximity to a variety of local amenities.

Outside, the private rear garden is enhanced by a large patio area, perfect for outdoor dining and relaxation and boasts a workshop and large shed for storage. Additionally, the front driveway provides off-street parking. Positioned in a prime location within close proximity to local parks and green spaces. Overall, it is an ideal choice for those seeking a stylish and comfortable home with excellent outside space. Call our sales team to arrange a viewing and avoid disappointment.



Council Tax Band: E



Lounge  
34'7" x 13'8"

Family Room/Reception Room  
9'10" x 16'5"

Kitchen  
12'7" x 8'8"

Downstairs WC

Storage

Bedroom 1  
17'10" x 12'11"

Bedroom 2  
13'2" x 12'11"

Bedroom 3  
8'7" x 8'5"

Bathroom  
6'2" x 9'4"

Garden  
62'11" x 24'4"

Garden Storage  
8'11" x 3'9"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

EPC Rating

D

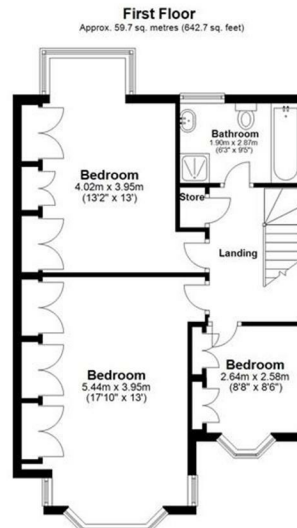
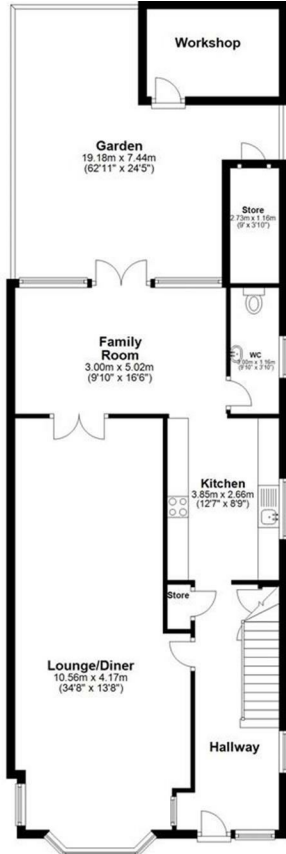
Council Tax Band

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Viewings

Viewings by appointment only.

Call 0203 937 7733 to make an appointment.



Total area: approx. 150.5 sq. metres (1620.0 sq. feet)