



**Offers in the region of £670,000**

**TENURE : FREEHOLD**

**Pershore Close, IG2 6RR**

**Bedrooms : 5**

**Bathrooms : 2**

**Reception Rooms : 1**

**Cranbrook Lettings Ltd**  
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**Stunning Five-Bedroom House for Sale in Gants Hill, Ilford**

Cranbrook Lettings is delighted to present this spacious five-bedroom house located in the desirable Pershore Close, Gants Hill, Ilford. This property offers a perfect blend of comfort and convenience, making it an ideal home for families looking for ample space and modern amenities.

**Property Details:**

- Five Bedrooms
- Reception Rooms
- Two Bathrooms
- Private Garden
- Off road Parking
- Gas central heating

**Ground Floor:**

- One Reception rooms
- One bedrooms
- Kitchen diner
- WC/Shower
- Garden

**First Floor:**

- Three good-sized bedrooms
- Family bathroom

**Location Benefits:**

This property is situated in a prime location with excellent transport links and local amenities:

**Transport:**

- Close to Newbury Park Station
- Gants Hill Station (0.5 miles)
- Barkingside Station (0.7 miles)
- Newbury Station (0.7 miles)

**Local Amenities:**

- Supermarkets: Tesco (0.4 miles), Lidl (0.5 miles)
- Convenience Stores: Londis, Stop n Go, Kashmir Bazar Ltd
- Restaurants and Cafes: Dragon House, Mezbani
- Bars and Pubs: King George, Faces Nightclub
- Pharmacies: Day Lewis Pharmacy, Tesco Store, Britannia Pharmacy

**Nearby Schools:**

- Gearies Primary School
- Newbury Park Primary School
- Fullwood Primary School
- St Augustines Catholic Primary School
- Valentines High School

This fantastic property is close to a variety of amenities, including shopping centres, restaurants, cafes, and local shops. It is

also within easy reach of several highly regarded schools and offers excellent transport links, making commuting a breeze.

For more information or to arrange a viewing, please contact Cranbrook Lettings today. Don't miss out on the opportunity to make this wonderful house your new home.

**DISCLAIMER:** Cranbrook Lettings is the sellers agent for this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.

Planning & building regulations details for any works carried out on the property should be specifically verified by the purchasers solicitor before proceeding with the purchase.

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

Address: Ilford, IG2

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