

# Pershore Close, IG2

PAUL BERG

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£550,000  
Freehold

Situated in this quiet cul-de-sac on Pershore Close in Gants Hill, this semi-detached house with four bedrooms is now available for sale.

This might just be the ideal home you've been searching for, with the convenience of being a short stroll away from Gants Hill tube station and close to various shops, eateries, and local amenities in Gants Hill and Barkingside. Nearby schools include St. Augustine's, Gearies Primary Schools as well as Valentines, and Beale High School.

Upon entering the house, you'll find a spacious lounge, a separate modern fitted kitchen with integrated appliances, and a WC. The south-facing garden features a patio area and two sheds for storage.

Upstairs, there are two double bedrooms and two singles. Completing the layout is a three-piece bathroom suite, partially tiled for a refined finish.

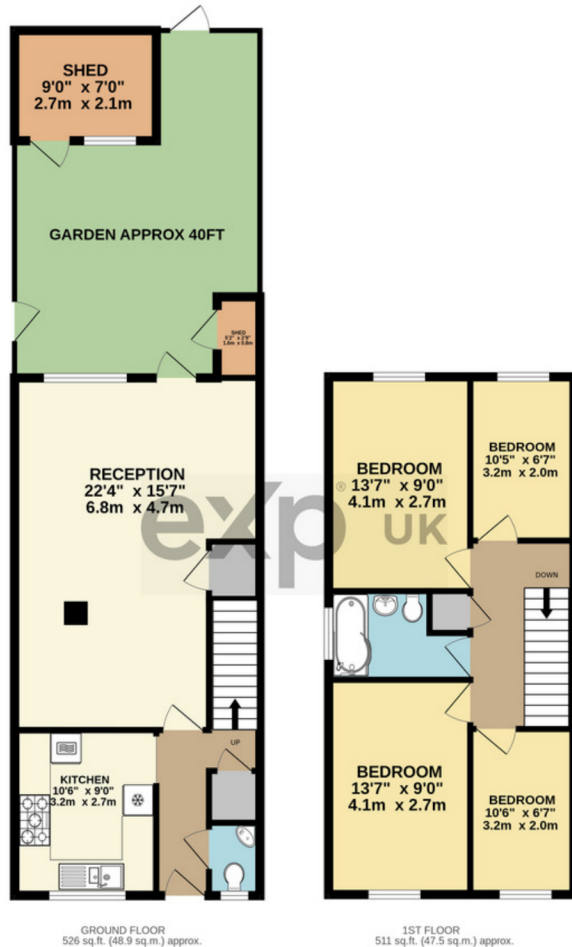
The property features a driveway at the front with parking space for up to two vehicles and ample storage options, including cupboard space and loft access.

This property is move-in ready and offers the opportunity for you to add your personal touch to make it your own.



# Tel: 07951 529 224

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FLOOR AREA DOES NOT INCLUDE THE TWO SHEDS

TOTAL FLOOR AREA : 1037 sq.ft. (96.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Local Authority:

London Borough of Redbridge

Council Tax:

Band D - £2,090.00 per annum

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