

# DURDEN & HUNT

INTERNATIONAL



## Glenwood Gardens, Gants Hill IG2

£800,000

- Vibrant Location
- Good Sized Garden
- Separate Kitchen
- Contemporary Family Bathroom

- Great Transport Links
- Large Through Lounge
- Additional Family Room

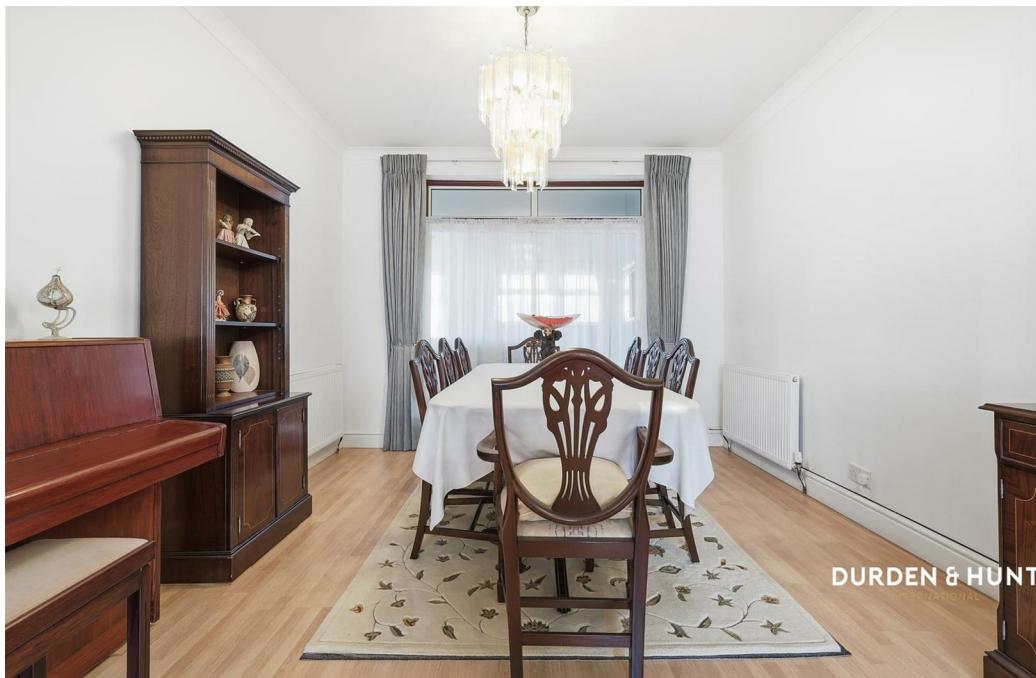
- Off Road Parking & Double Garage
- Downstairs Family Bathroom
- Three Bedrooms

# Glenwood Gardens, Gants Hill IG2

Vibrant Location - Great Transport Links - Off Road Parking & Double Garage - Good Sized Garden - Large Through Lounge - Downstairs Family Bathroom - Separate Kitchen - Additional Family Room - Three Bedrooms - Contemporary Family Bathroom



Council Tax Band: E



This well presented home enjoys a desirable corner plot and, having been widely cherished by the current owners, is now available, offering a rare opportunity to secure a much loved family home in this vibrant and well connected location.

The ground floor features a welcoming through lounge, combining the living and dining areas to create an airy, sociable space. A separate kitchen leads seamlessly into an additional rear lounge, ideal as a family room, play area, or relaxation space. A ground floor family bathroom adds further convenience.

The first floor offers three well proportioned bedrooms, served by a contemporary family bathroom and an additional separate WC, ensuring practicality for busy households. One of the double bedrooms also provides access to the large loft room.

Outside, the property boasts a south east facing patio and lawn garden, perfect for outdoor dining and entertaining. To the front, there is off road parking, while the rear benefits from a double garage, providing excellent storage or workshop potential.

Ideally located for a wide range of local amenities, including shops, restaurants, and leisure facilities, as well as a number of well regarded schools are within the area, such as Gearies Primary School, which was rated Outstanding by Ofsted. Gants Hill, Redbridge and Barkingside stations offer convenient Central Line connections, whilst A12 and A406 provide excellent road links for easy commuting. For outdoor enjoyment, Clayhall Park and Fairlop Country Park offer abundant opportunities for relaxation and recreation in beautiful natural surroundings.

Contact Durden & Hunt for a viewing!

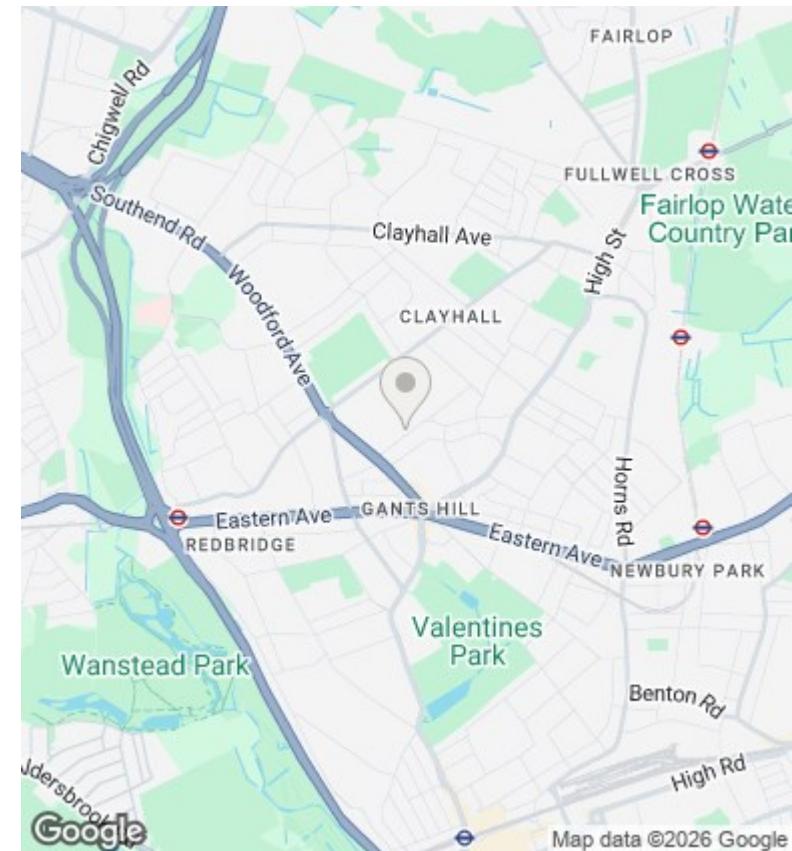
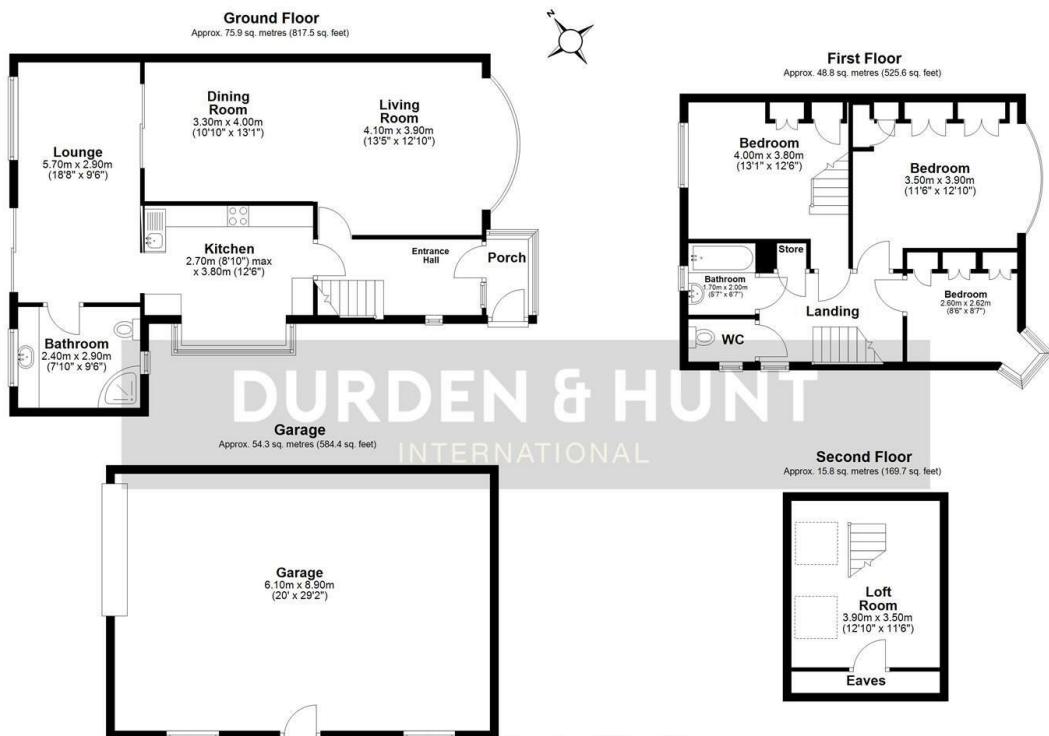
Council Band E Redbridge

Consumer Protection from Unfair Trading Regulations 2008.  
Misrepresentations Act 1967. Property Misdescriptions Act 1991.

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## Viewings

Viewings by arrangement only. Call 0208 150 7574 to make an appointment.

## Council Tax Band

E

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