



Highwood Gardens, Clayhall, IG5 0AY
£725,000 Freehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		59	78
England & Wales		EU Directive 2002/91/EC	



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**** Chain free – Available to view from Saturday 9th August by appointment ****

Churchill Estates are delighted to present for sale this charming three bedroom semi-detached family home, being sold with the added benefit of no onward chain and ideally located in a sought-after area with excellent transport links. Situated less than 0.6 miles from Gants Hill Station and within approximately 1 mile of Redbridge station, the property offers superb access to the Central Line making it ideal for commuters. Multiple London bus routes also serve the area, enhancing connectivity and convenience.

Upon entering the home, you are greeted by a spacious entrance hall that leads into a spacious through lounge, featuring an attractive bay window at the front that allows natural light to flood the space. A fitted galley kitchen offers ample base and wall units for practical storage and at the rear there is a separate dining room, with direct access to a private and well-tended garden with patio area to laid lawn and mature shrub borders.

Upstairs, the first floor comprises two sizeable double bedrooms, both with built-in wardrobes and the main bedroom also features a bright bay window. A well-proportioned single bedroom and a four-piece family bathroom complete the upper level.

Additional benefits include a ground floor WC, double glazing, gas central heating, side access, a garage which is accessed via a shared driveway and offers great potential to extend subject to the usual planning permissions/consent. The property is also well-positioned for families, with highly regarded local schools nearby. Parkhill Infants and Junior Schools are within a short walk and only a 10 minute walk from your doorstep, while Gearies Primary School is just 0.5 miles away. Also nearby are the highly regarded Ilford County High School, Beal High School and Valentines High School.

For further details or an appointment to view, please contact the office at your convenience.

