



## Clarence Avenue, Gants Hill, IG2 6JH Offers In The Region Of £589,995



**\*\* BEAUTIFULLY PRESENTED FAMILY HOME IN SOUGHT AFTER ROAD IN GANTS HILL \*\***

VIRTUAL TOUR ONLINE

OC Homes is delighted to present to the sales market this well presented family home on a quiet residential street in Gants Hill, IG2. The property is well finished throughout with lots of light and space and offers scope for development with potential for rear extension and loft conversion. It is ideally located within walking distance of Gants Hill Tube Station (Central Line) and excellent local amenities.

The property is ideal for families and offers great internal living accommodation and a beautiful garden space as well as off street parking. Accommodation comprises; ground floor - entrance hallway, reception room, dining room, kitchen, ground floor w/c, and conservatory onto the beautiful south facing private garden. The first floor boasts three bedrooms and three piece bathroom suite, as well as access to a sizeable loft space.

Externally there is a lovely private garden to the rear and off-street parking to the front. The property is offered chain free, is situated ideally for easy access into London with a choice of transport links and also boasts many local amenities including shops, restaurants, gyms and green spaces all within easy reach. To arrange a viewing exclusively through OC Homes, please call the sales team now.

### Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.

- BEAUTIFULLY PRESENTED THROUGHOUT
- LANDSCAPED REAR GARDEN
- SOUGHT AFTER LOCATION
- OFF STREET PARKING
- EXCELLENT TRANSPORT LINKS
- SCOPE FOR FURTHER DEVELOPMENT
- IDEAL FAMILY HOMES
- CHAIN FREE

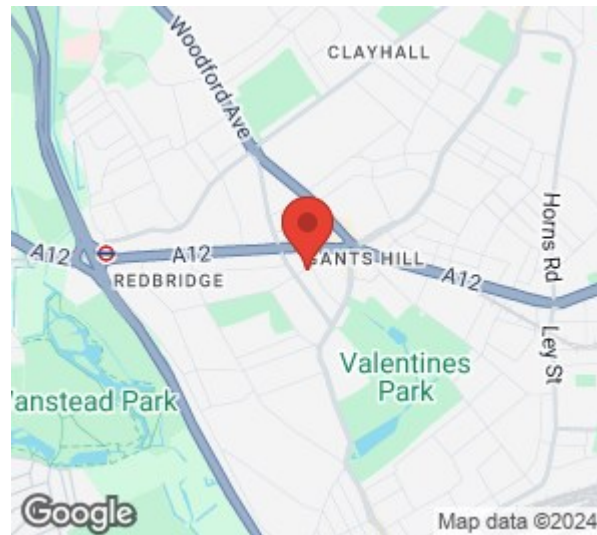
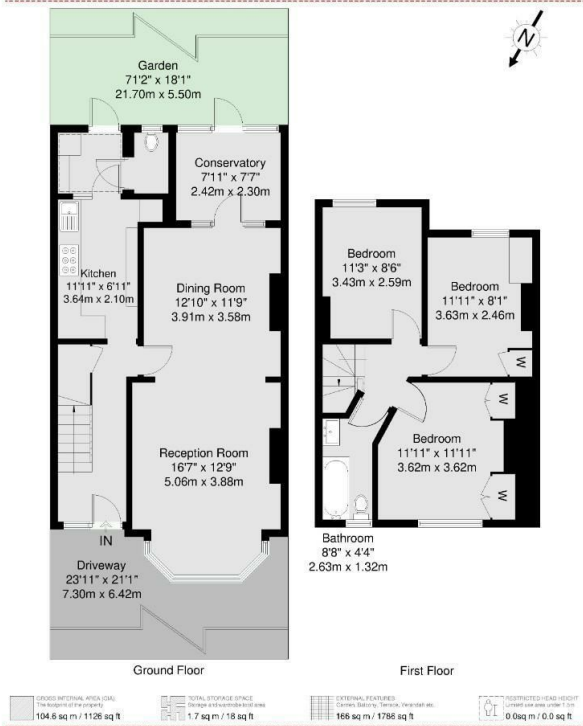






Clarence Avenue, Gants Hill, IG2

GROSS INTERNAL AREA  
104.6 sq m / 1126 sq ft



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>		<b>92</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>	<b>78</b>		(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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