



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.

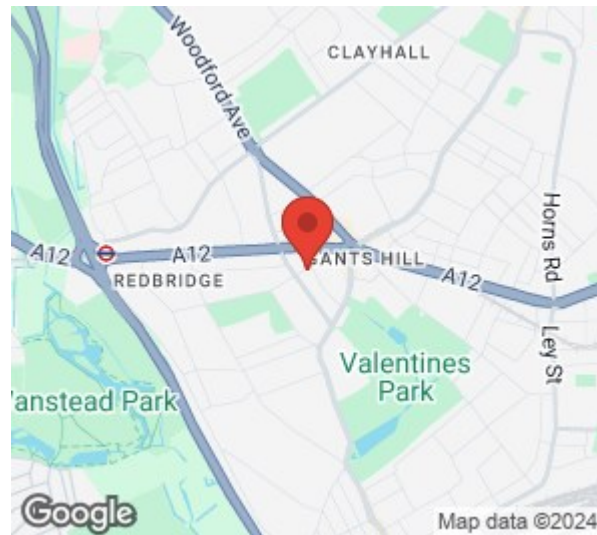
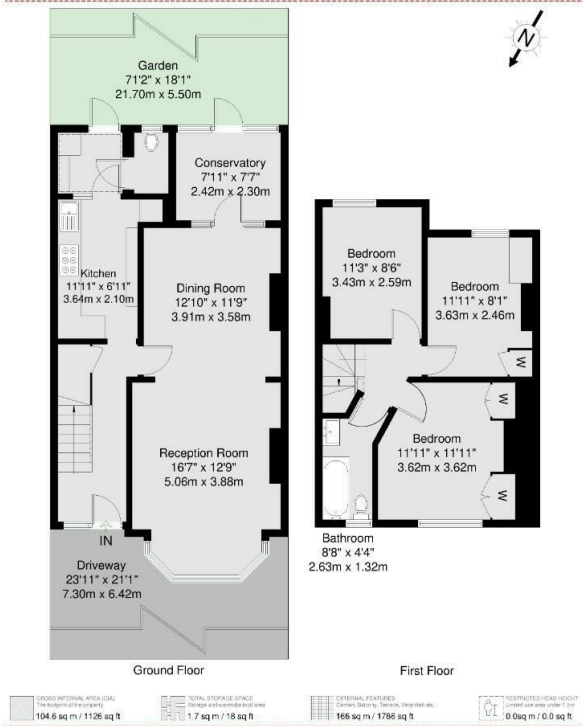
- BEAUTIFULLY PRESENTED THROUGHOUT
- LANDSCAPED REAR GARDEN
- SOUGHT AFTER LOCATION
- OFF STREET PARKING
- EXCELLENT TRANSPORT LINKS
- SCOPE FOR FURTHER DEVELOPMENT
- IDEAL FAMILY HOMES
- CHAIN FREE





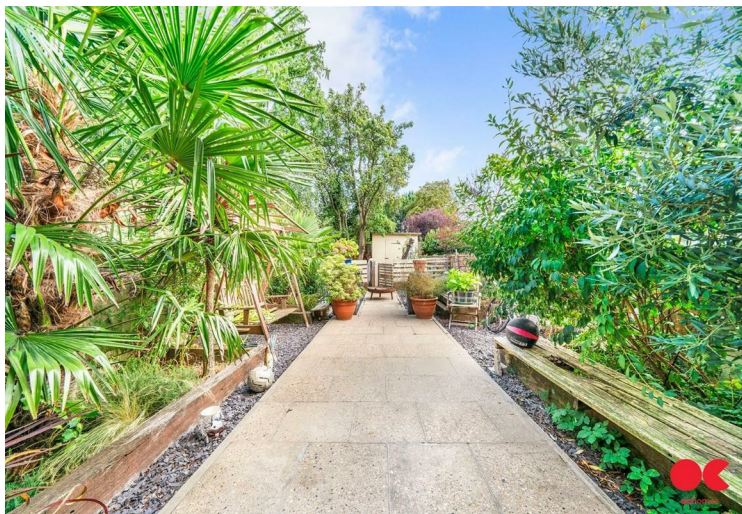
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GROSS INTERNAL AREA
104.6 sq m / 1126 sq ft



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

Environmental Impact (CO ₂) Rating	
Current	Potential
75	92
Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (38-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	



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