



**Queenborough Gardens, Gants Hill, IG2**

**Offers In Excess Of  
£750,000**





**Four Double Bedrooms**  
**En-Suite & Family Bathroom**  
**Through Lounge**  
**Rear Reception**  
**Kitchen/ Diner**  
**Ground Floor WC**  
**Outhouse To Rear**  
**Off Street Parking**  
**Beal High School Catchment Area**  
**Garage**  
**CHAIN FREE**







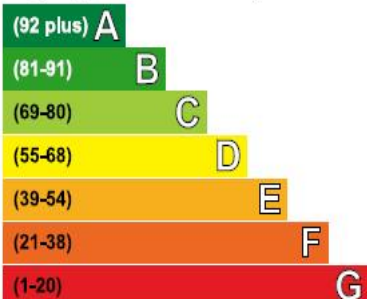
Located within this popular residential turning off Longwood Gardens is this extended and well presented family home which offers excellent size living accommodation throughout. The property currently offers four double bedrooms, en-suite facilities plus a family bathroom. The ground floor consists of a through lounge, extended kitchen and a WC. Externally, you will find the rear garden, which is mostly laid to lawn with a brick built outhouse, a garage and the front provides off street parking. This property is situated within the Beal High School Catchment area. Smith built properties such as this are always in demand therefore contact us today on 0208 220 1500 in order to arrange your internal viewing.





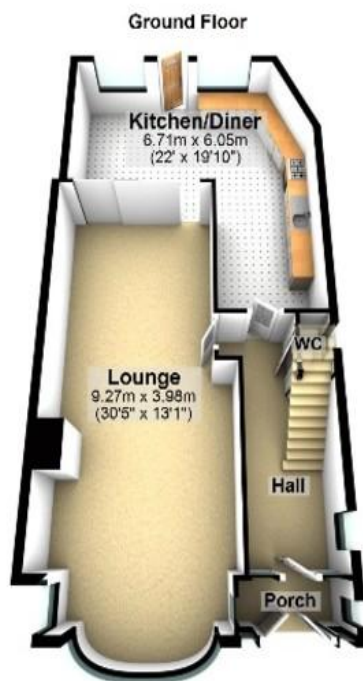
## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
62	80



**PLEASE NOTE:** These particulars are prepared as a general guide in accordance with the Property Misdescriptions Act (1991) and are not intended to constitute part of an offer or contract. Whilst every effort has been made to ensure their accuracy, no responsibility is taken for error. Appliances and fittings have not been tested. All measurements shown are estimates only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

## Please contact our office at

213 Victoria Park Road  
London,  
E9 7HD

020 8985 5800



**7**  
DAYS A  
WEEK



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VALUATIONS



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