

Pershore Close, IG2

PAUL BERG

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Guide Price £500,000 - £525,000
Freehold

Tucked within a quiet residential cul-de-sac in Gants Hill, this immaculate three-bedroom family home is everything a purchaser could ask for: stylish, spacious, move-in ready, and brilliantly located.

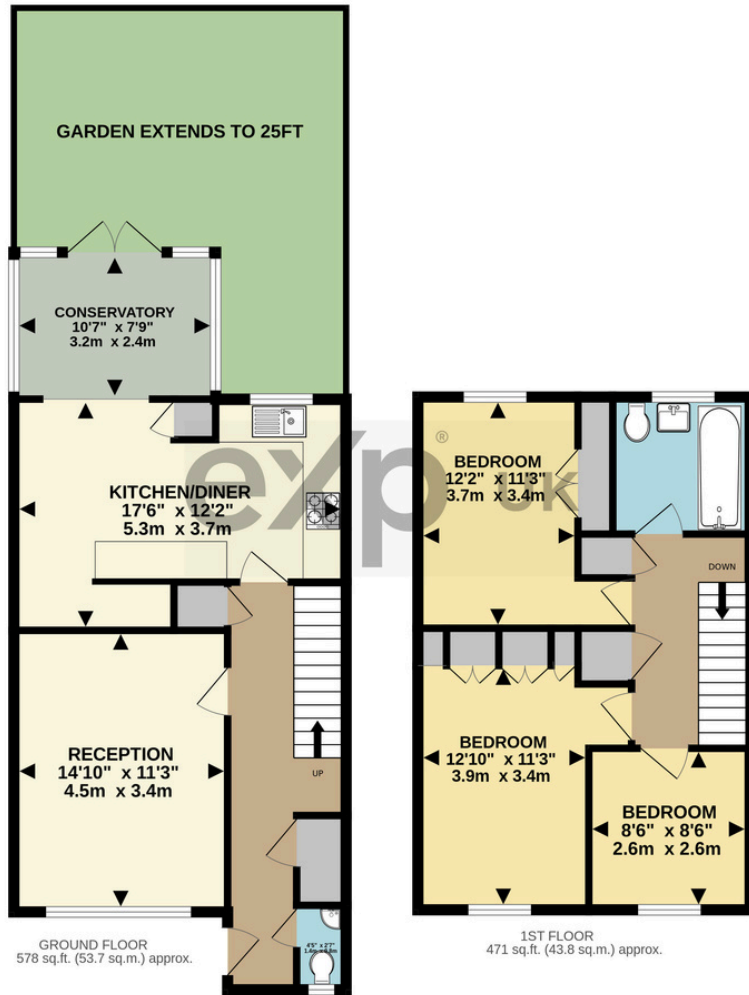
Step inside and you're immediately struck by how well the home flows. The bright reception room gives way to a modern fitted kitchen/diner, a genuine social space designed for everyday family life. A sun-filled conservatory extends the living space further, making those summer evenings something to look forward to. A ground-floor WC completes the picture downstairs.

Upstairs, three good-sized bedrooms offer flexible accommodation, while the newly refurbished bathroom suite, finished to a modern specification, adds a touch of luxury to the daily routine. Plenty of storage throughout means the home is as practical as it is attractive.

Location-wise, it's hard to fault. Cranbrook Road's cafés, shops, restaurants and bus stops are moments away, and Gants Hill Underground station (Central Line) puts the City and West End within easy commuting distance. Families will also appreciate the outstanding school catchment, which includes St Augustine's Catholic Primary, Gearies Primary, Valentines High School and Beal High School.

Properties of this quality, in this location, do not wait. Call us today to arrange your viewing. You won't be disappointed.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Local Authority: London Borough of Redbridge

Council Tax: Band D - £2,294.58 per annum