

A&M  
ARBON MILLER  
EST 1976



A&M  
ARBON MILLER  
EST 1976

67 Headley Drive  
Gants Hill, Essex IG2 6LU  
Price guide £675,000

## 67 Headley Drive, Gants Hill, Essex IG2 6LU

PRICE GUIDE £675,000 - £700,000 - A beautifully extended four-bedroom terraced family home, ideally positioned within this sought-after residential turning and offering generous, well-planned accommodation throughout. The property features a superb kitchen/dining room extension creating an excellent family and entertaining space, complemented by a spacious reception room, ground floor cloakroom and two contemporary bathrooms. Externally, the home benefits from off-street parking to the front and a detached double garage to the rear, providing exceptional storage and parking facilities. Conveniently located within easy reach of Gants Hill Central Line Station, offering excellent transport links into Central London, the property is also well placed for highly regarded local schools including Valentines High School and Gearies Primary School. An outstanding opportunity for growing families seeking space, convenience and excellent educational amenities.

### ENTRANCE PORCH

Double glazed double doors with fanlights over and fixed sidelights, tiled floor, wooden door with fixed fanlight and sidelight leading to:

### ENTRANCE HALL

Engineered wood flooring, stairs to first floor, coved cornice, double radiator, understairs storage cupboard, door to cloakroom, double doors to through lounge.

### CLOAKROOM

Low level wc with hand held bidet, vanity unit with wash hand basin and mixer tap, tiled walls, tiled floor, spotlights to ceiling.

### THROUGH LOUNGE 28'10 x 12'10 (8.79m x 3.91m)

Five light double glazed bay with fanlights over, double radiator, coved cornice, six wall light points, engineered wood flooring, double radiator, ceiling roses, open to:

### KITCHEN/DINER EXTENSION 17'5 x 17'9 to extremes (5.31m x 5.41m to extremes)

Kitchen Area: Range of wall and base units, working surfaces, cupboards and drawers, five burner gas hob with extractor fan over, double oven with integrated microwave, recess for American style fridge/freezer, plumbing for washing machine and dishwasher, one and half bowl stainless steel sink top unit with mixer tap, tiled splashbacks, wall mounted Worcester boiler, skylight window, coved cornice, tiled floor. Dining Area: Double radiator, skylight window, coved cornice, engineered wood flooring, double glazed double doors leading to rear garden.

### FIRST FLOOR LANDING

Stairs to second floor, skylight window.

### BEDROOM ONE 14'5 into bay 11'10 (4.39m into bay 3.61m)

Five light double glazed bay with fanlights over, fitted wardrobes to one wall, double radiator, coved cornice.

### BEDROOM TWO 14'1 x 10'10 (4.29m x 3.30m)

Three light double glazed bay, double radiator, coved cornice.

### BEDROOM THREE 8'2 x 7'3 (2.49m x 2.21m)

Two light double glazed window with fanlights over, coved cornice, double radiator, picture rail.

### FAMILY BATHROOM 8'2 x 8'2 (2.49m x 2.49m)

Panel enclosed bath with mixer tap, shower attachment and glazed side screen, low level wc with hand held bidet, vanity unit with wash hand basin and mixer tap, mirror with concealed lighting over, tiled walls, tiled floor, heated towel rail, coved cornice, extractor fan, two light obscure double glazed window with fanlights over.

### SECOND FLOOR LANDING

Door to:

### BEDROOM FOUR/LOFT ROOM 19' x 18'1 to extremes (5.79m x 5.51m to extremes)

Double glazed skylight window, three light double glazed window with fanlights over, double radiator, spotlights to ceiling, eaves storage, door to:

### ENSUITE SHOWER ROOM 7'7 x 5'3 (2.31m x 1.60m)

Corner shower cubicle with mixer tap, shower attachment and rainforest shower head, vanity unit with wash hand basin and mixer tap, low level wc with hand held bidet, heated towel rail, tiled walls, tiled floor, extractor fan, spotlights to ceiling, obscure double glazed window with fanlight over.

### REAR GARDEN

Paved rear garden, outside lighting, outside tap, door to:

### DETACHED DOUBLE GARAGE 15'9 x 15'5 (4.80m x 4.70m)

Roller shutters, access via rear service road, power and lighting, two light double glazed window with fanlight over.

### FRONT GARDEN

Paved front garden providing OFF STREET PARKING for two vehicles.

### COUNCIL TAX

London Borough of Redbridge - Band E

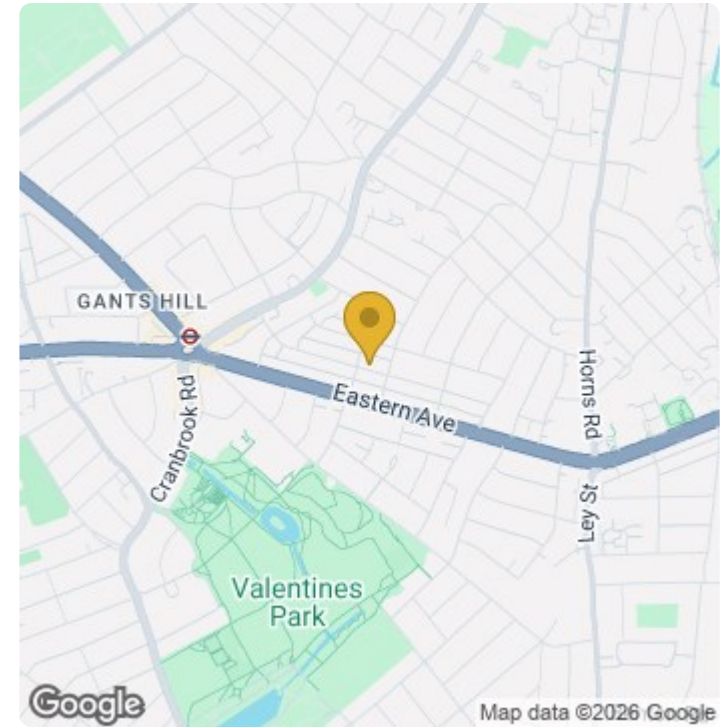
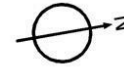
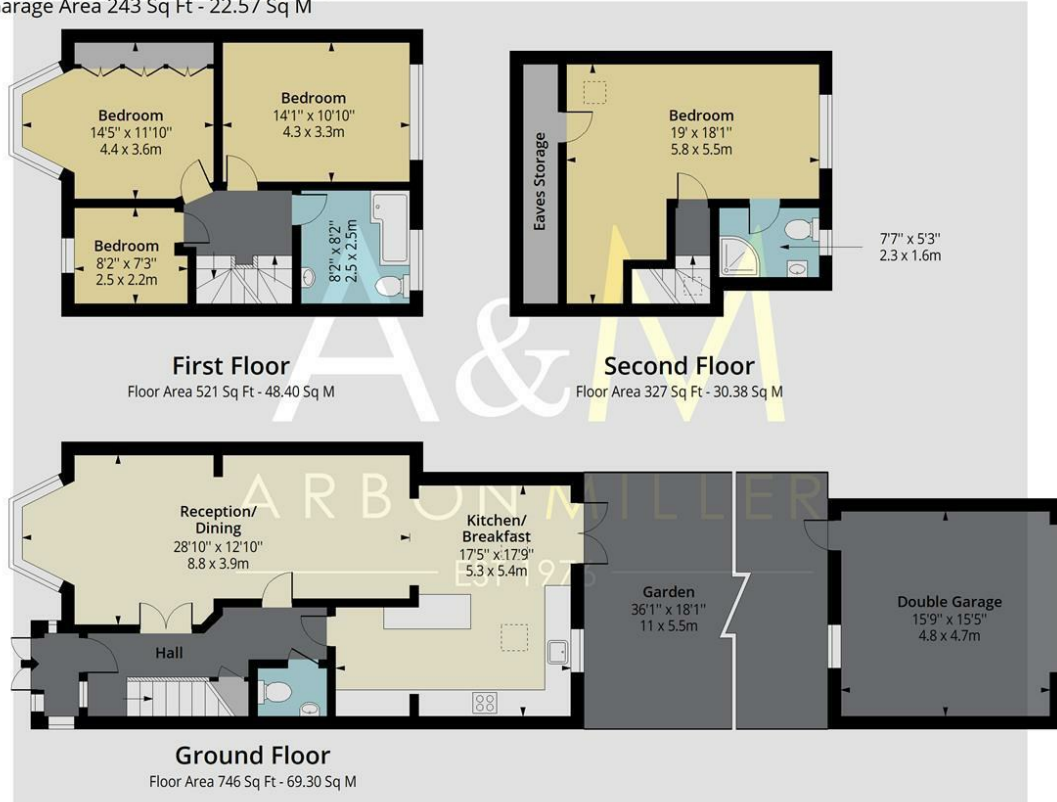
### AGENTS NOTE

Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.



# Headley Drive IG2

Approx. Gross Internal Area 1594 Sq Ft - 148.08 Sq M  
 Approx. Gross Eaves Storage Area 47 Sq Ft - 4.37 Sq M  
 Approx. Gross Garage Area 243 Sq Ft - 22.57 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 5/6/2026

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



A&M  
ARBON MILLER  
EST 1976



A&M  
ARBON MILLER  
EST 1976



A&M  
ARBON MILLER  
EST 1976



A&M  
ARBON MILLER  
EST 1976