



**Guide Price**  
**£725,000**

**Freehold**

4x  2x  1x 

**Loudoun Avenue, Gants  
Hill, Essex, IG6**

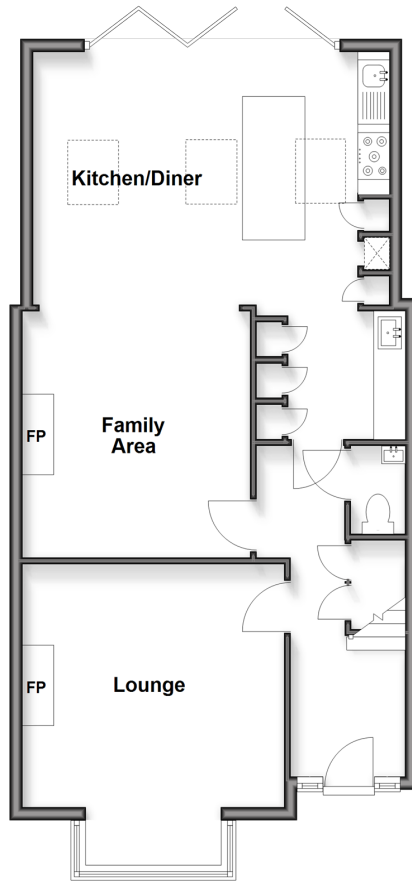
**OVER 60?**

Secure this property  
for up to **59% less!**

 **DOUGLAS  
ALLEN**  
Helping you move forwards

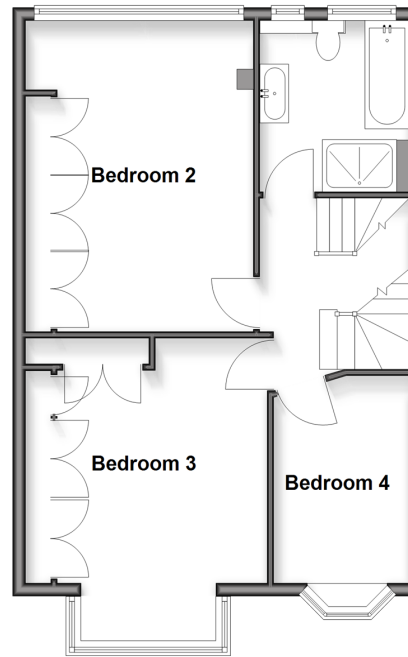
### Ground Floor

Approx. 69.4 sq. metres (746.9 sq. feet)



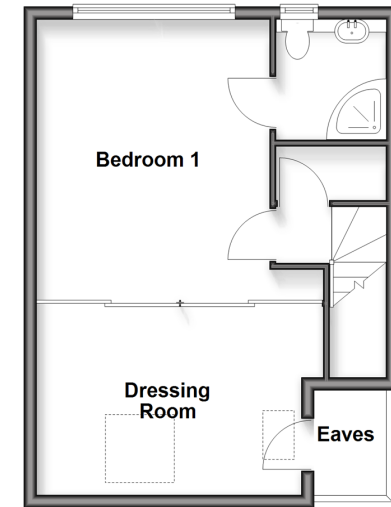
### First Floor

Approx. 53.9 sq. metres (580.3 sq. feet)



### Second Floor

Approx. 38.3 sq. metres (412.3 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall  
Lounge: 17'11 x 17'8 (5.46m x 5.39m)  
Family Area: 12'5 x 11'9 (3.79m x 3.58m)  
Kitchen/Diner: 22'0 x 13'11 (6.71m x 4.24m)  
Cloakroom

### FIRST FLOOR

Landing  
Bedroom 2: 15'9 x 11'7 (4.80m x 3.53m)  
Bedroom 3: 15'3 x 10'4 (4.65m x 3.15m)  
Bedroom 4: 9'4 x 7'0 (2.85m x 2.14m)  
Family Bathroom

### SECOND FLOOR

Landing  
Bedroom 1: 14'7 x 12'1 (4.45m x 3.69m)  
En-Suite Dressing Room: 14'9 x 9'0 (4.50m x 2.75m)  
En-Suite Shower Room

### OUTSIDE

Off Road Parking  
Rear Garden



## Main features

- Extended kitchen/diner with skylights
- Off road parking
- The second floor bedroom with en-suite dressing room and shower room
- Within close proximity to Gants Hill Station as well as local amenities
- Good selection of primary and secondary schools within walking distance



### Nearest Schools

Primary Schools: St Augustine's Catholic Primary 0.0 miles, Gearies Junior School 0.1 miles

Secondary Schools: Valentines High School 0.5 miles, Oaks Park High School 0.6 miles



### Transport Information

Train Stations: Seven Kings 1.4 miles, Ilford 1.5 miles, Goodmayes 1.8 miles

Underground Gants Hill 0.5 miles, Newbury Park 0.7 miles, Barkingside 0.7 miles



### Address

Loudoun Avenue, Gants Hill, Essex, IG6



### Directions

For directions to this property please contact us.



Call Barkingside Branch 020 8551 4025 ■ [douglasallen.co.uk](https://www.douglasallen.co.uk)



■ A private rental licensing scheme applies to some properties in this area, please check with the Local Authority before proceeding

■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

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