Spencer Munson
41 High Road
South Woodford E18 2QP

Tel: 020 8989 3331

swoodford@spencermunson.co.uk
Website: spencermunson.co.uk



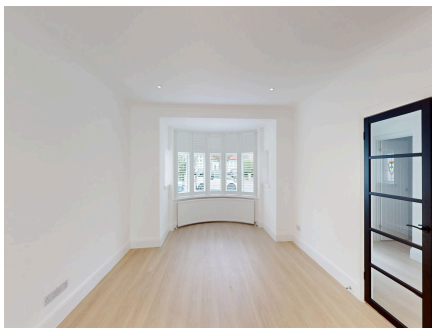
## Highwood Gardens, Ilford, IG5

SPENCER MUNSON are delighted to offer this beautiful semi-detached four bedroom family home on the prestigious Woods estate, Clayhall. Located just a 7min walk to Gants Hill central line station just a 20min journey into the city. Benefits include a light and airy open plan living dining area leading to the fully equipped kitchen with integrated appliances including a dishwasher, fridge and freezer. There is a WC conveniently located on the ground, there are two bathroom on the first floor. Four double bedrooms, the master bedroom has fitted wardrobes. Driveway for two cars. Well kept private garden. Prime location, within catchment for Parkhill Primary School and Beal Secondary School, this is a perfect family home. Just a short walk to Clayhall park with lots of green open space. This property is offered unfurnished and is available now. EPC rating: C / Council Tax band: F.

**Rent: £3,400 - Monthly**

# Highwood Gardens, Ilford, IG5

**Reception 1**
13.97m (45'10) x 4.17m (13'8)

**Reception 2**
8.71m (28'7) x 4.21m (13'10)



**Kitchen**




**Utility Room**
2.67m (8'9) x 2.37m (7'9)
Utility Room



**WC**




**Bedroom 1**
4.79m (15'9) x 3.01m (9'11)



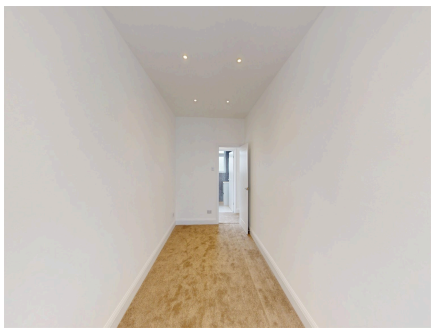


**Bedroom 2**
3.75m (12'4) x 3.55m (11'8)



# Highwood Gardens, Ilford, IG5

**Bedroom 3**
5.17m (17') x 2.34m (7'8)




**Bedroom 4**
3.59m (11'9) x 2.48m (8'2)




**Bathroom 1**
1.79m (5'10) x 2.64m (8'8)

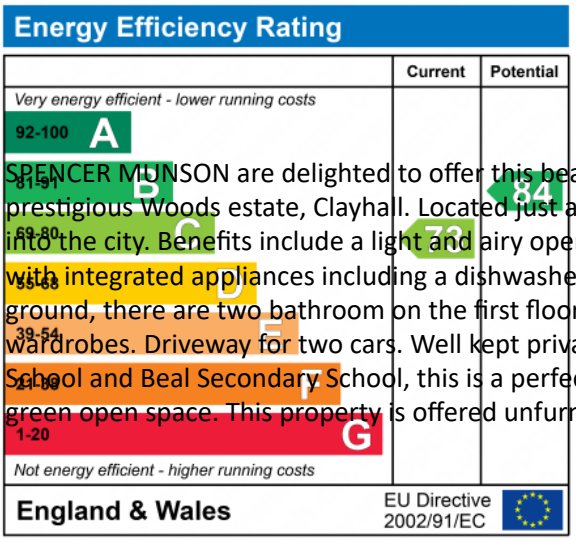
**Bathroom 2**
2.31m (7'7) x 1.71m (5'7)



**Medium sized Garden**

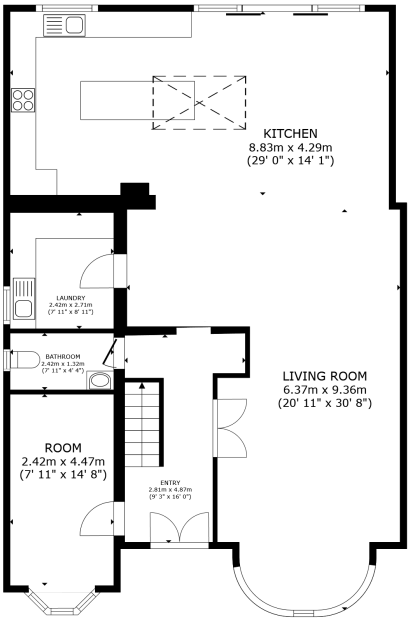


**Parking**




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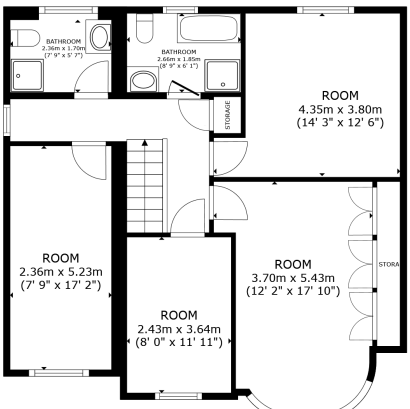
# Highwood Gardens, Ilford, IG5




FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 118.0 m² (1,270 sq.ft.) FLOOR 2 78.9 m² (849 sq.ft.)
TOTAL : 196.9 m² (2,119 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport




FLOOR 2

**Disclaimer**

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants/purchasers and do not constitute an offer or part of a contract. Prospective tenants/purchasers and/or lessees should seek their own professional advice. All descriptions, dimensions, reference to condition, fixtures, fittings and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However, intending tenants/purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Fixtures and fittings shown in pictures and on viewings may well not be included in any tenancy/sale and any prospective tenant/purchaser must clarify this for themselves. All measurements and floorplans are approximate and produced as a guide in good faith. Please note that some of the furniture and decor items shown in these images have been digitally added using AI technology for illustrative purposes. The actual property may differ in appearance. Prospective buyers or renters are encouraged to visit the property in person to get an accurate representation.

GROSS INTERNAL AREA
TOTAL : 196.9 m² /2,119 sq.ft
Matterport