



BOWDEN  
BRADLEY

63 Middleton Gardens, Gants Hill

Gants Hill

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## 63 Middleton Gardens

Gants Hill

Council Tax band: D

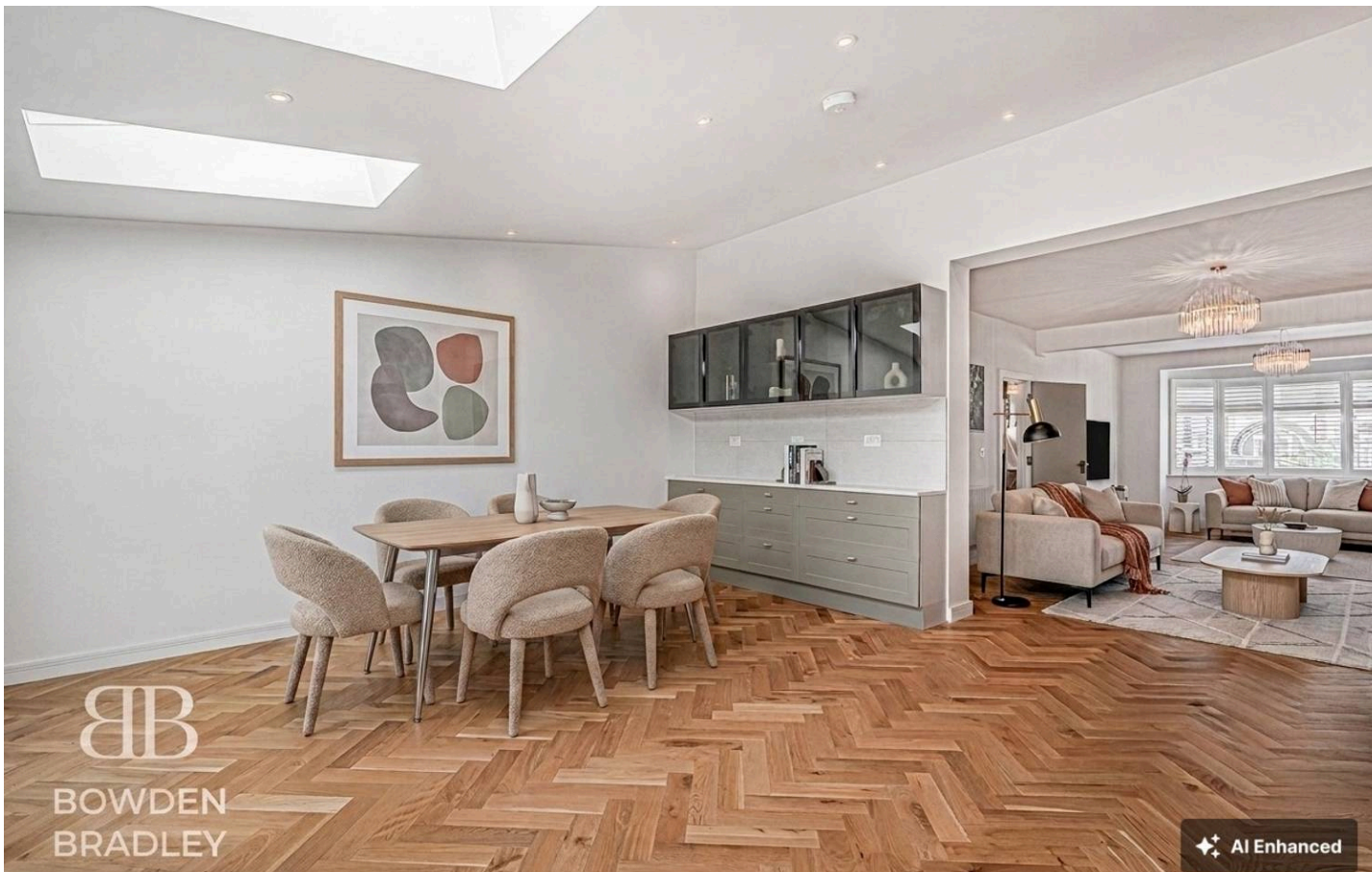
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Guide Price £750,000 - £800,000
- 4 Bedroom House
- No Onwards Chain
- High Specification Fixture and Fittings
- Recently Refurbished
- Underfloor Heating to 6M Kitchen/Diner
- Modern En-suite Bathroom and Ground Floor W/C
- Quiet Tree Lined Road in Gants Hill
- Close to Gants Hill Station and Valentines Park
- Highly Sought After Schools Nearby





### Living Room

24' 7" x 13' 4" (7.50m x 4.06m)

### Kitchen / Diner

16' 1" x 17' 8" (4.90m x 5.38m)

### Utility Room

4' 0" x 5' 5" (1.22m x 1.66m)

### Bedroom

12' 0" x 11' 8" (3.66m x 3.56m)

### Bedroom

12' 8" x 11' 9" (3.85m x 3.58m)

### Bedroom

8' 1" x 7' 9" (2.46m x 2.36m)

### Bathroom

8' 9" x 5' 6" (2.66m x 1.68m)

### Bedroom

21' 11" x 14' 7" (6.68m x 4.44m)





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AI Enhanced



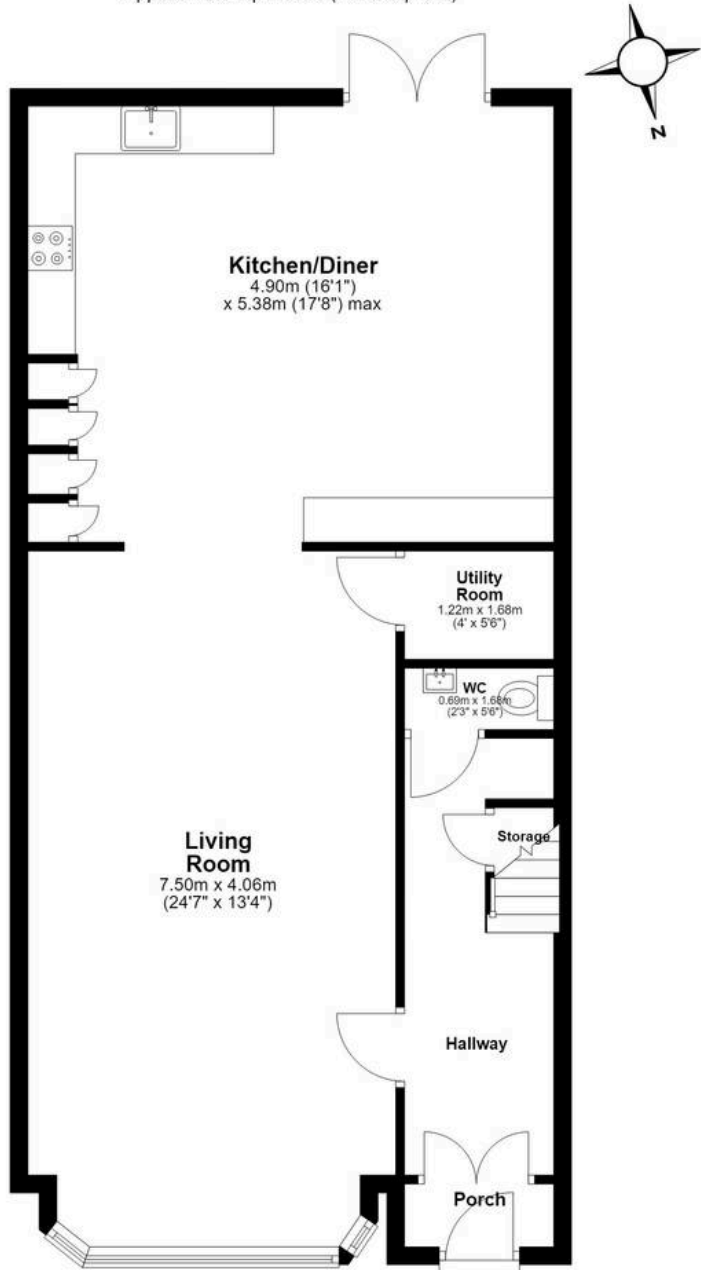
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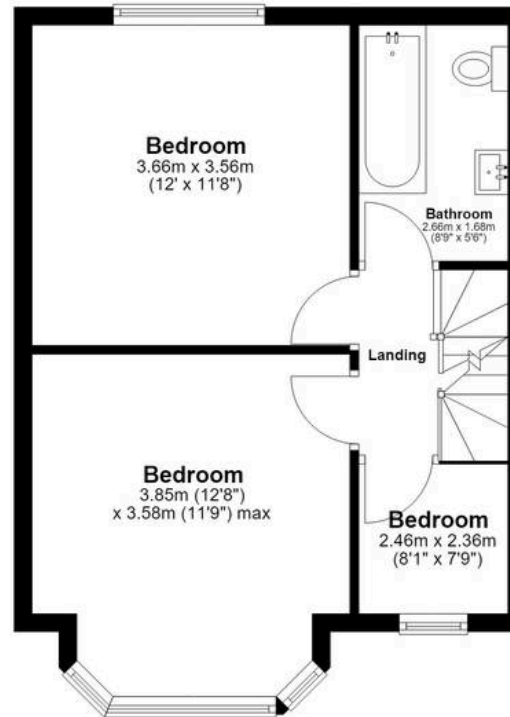
### Ground Floor

Approx. 72.5 sq. metres (780.3 sq. feet)



### First Floor

Approx. 40.9 sq. metres (439.8 sq. feet)



### Second Floor

Approx. 31.6 sq. metres (340.6 sq. feet)



Total area: approx. 145.0 sq. metres (1560.6 sq. feet)



## Bowden Bradley

Bansal House, Bracken Industrial Estate, 185 Forest Road - IG6 3HX

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