
A&M
ARBON MILLER
EST 1976
A&M
ARBON MILLER
EST 1976
39 Denham Drive
Gants Hill, Essex IG2 6QU
Price £595,000

86b High Street, Barkingside, Essex, IG6 2DR
Tel: **020 8551 4133** Fax: **020 8551 4621**

www.arbonandmiller.com
sales@arbonandmiller.com
lettings@arbonandmiller.com

39 Denham Drive, Gants Hill, Essex IG2 6QU

Arbon & Miller are delighted to present this extended three bedroom, two bathroom mid terrace house, offered chain free and freehold, in a sought-after residential pocket between Gants Hill and Newbury Park. The extension creates generous ground floor living space, and the second bathroom adds the flexibility today's family and professional buyers look for. Outside, a large rear garden is ideal for entertaining and family life, and off-street parking to the front takes two cars. Gants Hill and Newbury Park Central line stations are both within easy reach, with direct trains into Stratford, the City and the West End. Ilford's Elizabeth line station is a short journey away, and the A12 and A406 give fast road links to central London, the M11 and the M25. The area is well served for schools, including highly regarded primary schools nearby and Ilford County High grammar school within the wider area. Day-to-day amenities are close at hand, with the shops, restaurants and cafés of Gants Hill on your doorstep, Ilford town centre and Westfield Stratford City nearby, and the green open space of Valentines Park close by. With no onward chain, this home offers a smooth, straightforward purchase, and early viewing is highly recommended.

ENTRANCE PORCH
Obscure double glazed entrance door, wood strip flooring, obscure glazed double doors leading to:

ENTRANCE HALL
Dado rail, stairs to first floor with cupboard under, laminated wood strip flooring, coved cornice, double radiator, doors to:

THROUGH LOUNGE 24'11 x 12'10 (7.59m x 3.91m)
Four light double glazed window with fanlights over, ornate coved cornice, ornate picture rail, double radiator, laminated wood strip flooring, four wall light points, sliding double door with fixed sidelight leading to:

L-SHAPED KITCHEN/DINER 17'5" x 17'1" to extremes (5.31m x 5.21m to extremes)
Range of wall and base units, working surfaces, cupboards and drawers, four ring gas hob with extractor fan over, plumbing for washing machine, plumbing for dishwasher, stainless steel sink top with mixer tap, eye level double oven with microwave above, fully tiled walls, tiled floor, inset spotlights to ceiling, cupboard housing boiler, two light double glazed window, double glazed sliding patio door with fixed sidelight.

FIRST FLOOR LANDING
Ornate coved cornice, dado rail, doors to:

BEDROOM ONE 13'5 x 10'10 (4.09m x 3.30m)
Three light double glazed window, inset spotlights to ceiling, storage cupboard, laminated wood strip flooring.

BEDROOM TWO 11'2 x 10'10 (3.40m x 3.30m)
Three light double glazed window, double radiator, inset spotlights to ceiling, laminated wood strip flooring, coved cornice, door to:

ENSUITE SHOWER ROOM 7'3 x 2'7 (2.21m x 0.79m)
Walk-in shower cubicle with mixer tap and shower attachment, wall mounted wash hand basin with mixer tap, low level wc, heated towel rail, tiled floor, obscure double glazed window.

BEDROOM THREE 8'2 x 7'10 (2.49m x 2.39m)
Two light double glazed window with fanlight over, double radiator, inset spotlights to ceiling, laminated flooring.

BATHROOM 6'3 x 4'7 (1.91m x 1.40m)
Tiled panel enclosed bath with centre mixer tap, separate shower unit with rainforest shower head and glazed side screen, vanity unit with wash hand basin and mixer tap, fully tiled walls, tiled ceiling, tiled floor, obscure double glazed window with fanlight over.

SEPARATE WC
Low level wc, tiled walls, tiled floor, tiled ceiling, obscure double glazed window, extractor fan.

REAR GARDEN
Paved patio area, outside tap, outside light, side path leading to rear, remainder laid to lawn with mature tree and shrub borders. paved area at rear, wooden shed.

FRONT GARDEN
Paved front garden providing OFF STREET PARKING.

COUNCIL TAX
London Borough of Redbridge - Band E

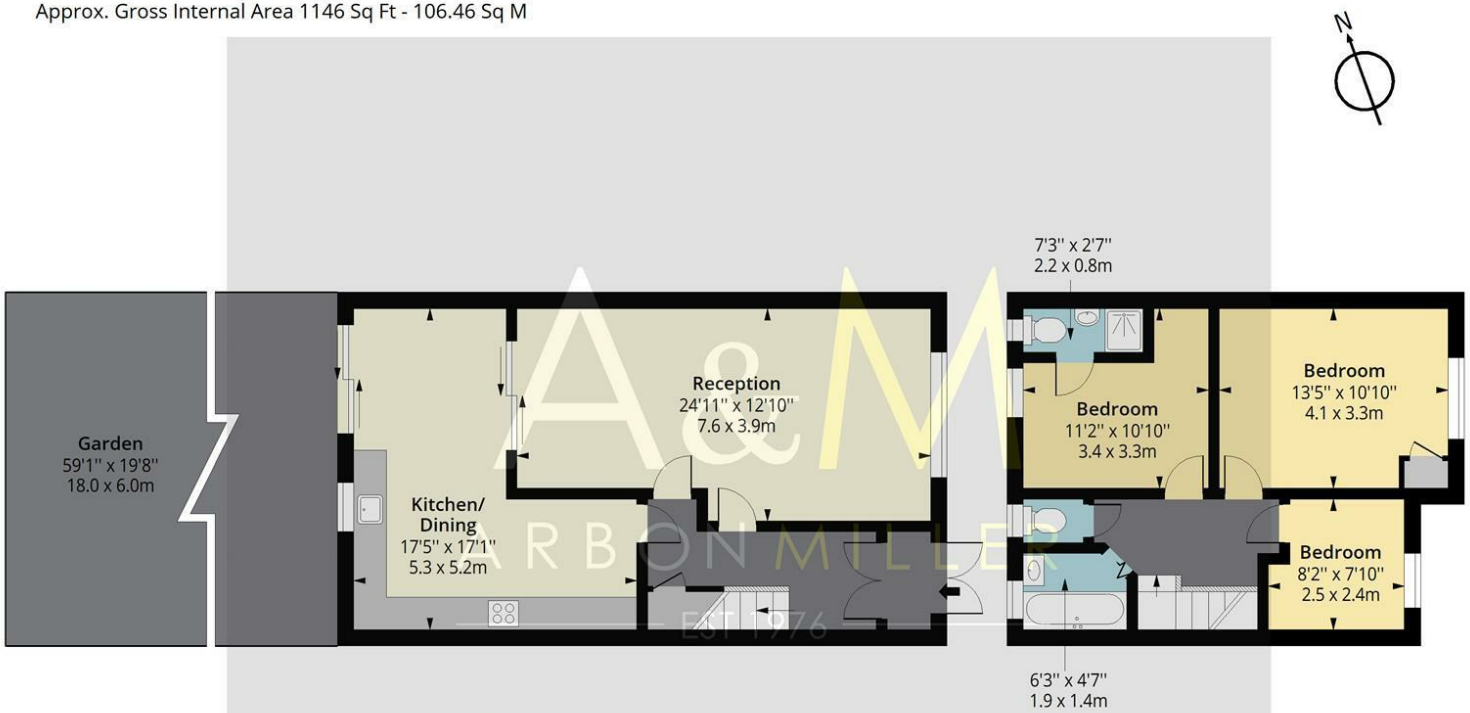
AGENTS NOTE
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. 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.





Denham Drive IG2

Approx. Gross Internal Area 1146 Sq Ft - 106.46 Sq M



Ground Floor

Floor Area 673 Sq Ft - 62.52 Sq M

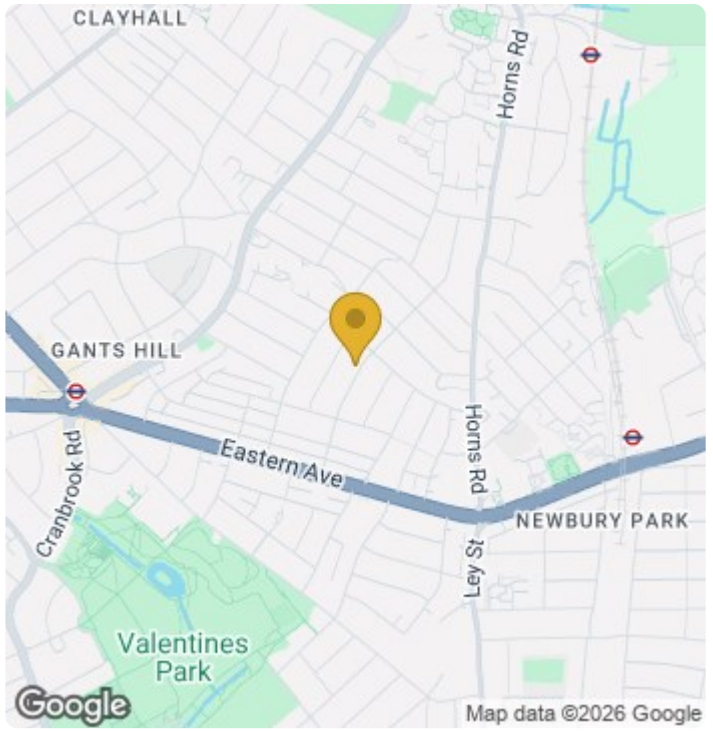
First Floor

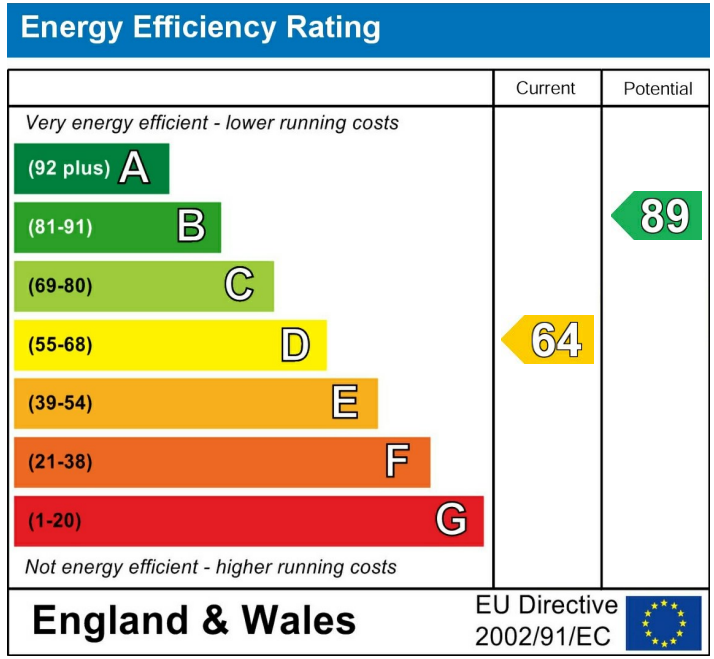
Floor Area 473 Sq Ft - 43.94 Sq M

RICS Certified Property Measurer

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: 15/10/2026






A&M
ARBON MILLER
EST 1976


A&M
ARBON MILLER
EST 1976


A&M
ARBON MILLER
EST 1976


A&M
ARBON MILLER
EST 1976