



Glenham Drive, GANTS HILL

£550,000

For sale is this charming terraced property in good condition, presenting an exciting opportunity for families seeking a comfortable new home. This property boasts three bedrooms, providing ample space for a growing family or for those who require additional space for guests or home offices. The property features a well appointed kitchen, through lounge and second reception room. Off Street Parking is available. Location is key and this property is ideally situated with excellent public transport links, with it being walking distance from Gants Hill Underground Station, making commuting a breeze. For those with little ones, the proximity to nearby schools is a significant advantage. The presence of nearby parks offer a breath of fresh air and a chance to enjoy some outdoor leisure time. This property encompasses all the elements of a family-friendly home, with its spacious interior, convenient location and thoughtful features. A viewing is highly recommended to fully appreciate all that this terraced house has to offer.

- THREE BEDROOMS
- TWO RECEPTIONS
- FIRST FLOOR BATHROOM
- FREEHOLD
- EPC - D
- COUNCIL TAX - BAND E

GROUND FLOOR

ENTRANCE

Via front door to hallway.

HALLWAY

Stairs to first floor



RECEPTION ONE

13' 7" x 25' 4" to bay (4.14m x 7.72m)

Double glazed bay window to front, radiator, internet and power points



RECEPTION TWO

10' 2" x 15' 10" (3.10m x 4.83m)

Double glazed window to rear, radiator, door to garden.



KITCHEN

7' 2" x 10' 10" (2.18m x 3.30m)

Part tiled walls, range of eye and base units, integrated cooker, space for fridge, plumbing for washing machine.



FIRST FLOOR

BEDROOM ONE

12' 8" to chimney breast x 12' 10" to bay (3.86m x 3.91m)

Double glazed bay window to front, radiator, fitted cupboards.



BEDROOM TWO

11' 9" to chimney breast x 12' 1" (3.58m x 3.68m)

Double glazed window to rear, radiator, fitted cupboards.

BEDROOM THREE

6' 9" x 7' 7" (2.06m x 2.31m)

Double glazed window to front, radiator, fitted cupboards.



FIRST FLOOR BATHROOM

4' 10" x 6' 2" (1.47m x 1.88m)

Double glazed opaque window to rear, part tiled walls, panelled bath, pedestal basin.



FIRST FLOOR WC

Double glazed window to rear, low flush WC.



EXTERIOR

FRONT GARDEN

Providing off street parking for two vehicles.



REAR GARDEN

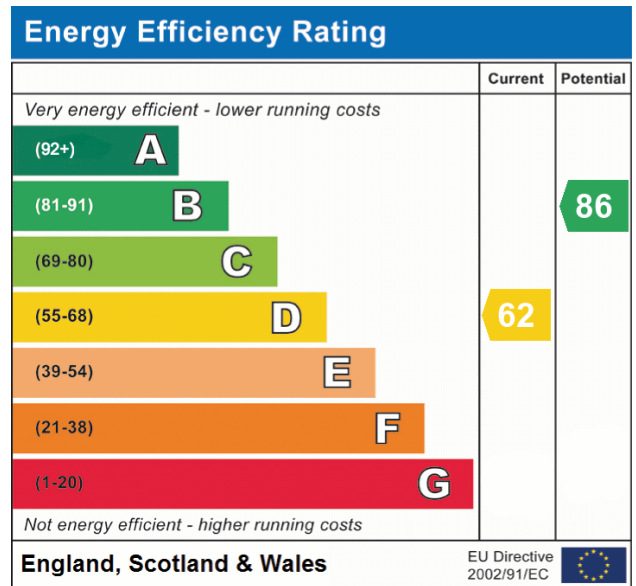
Paved patio area, remainder to lawn.



AGENTS NOTE

Our established contacts mean that we are able to recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £300 from the company we recommend.

EPC



What's Next?

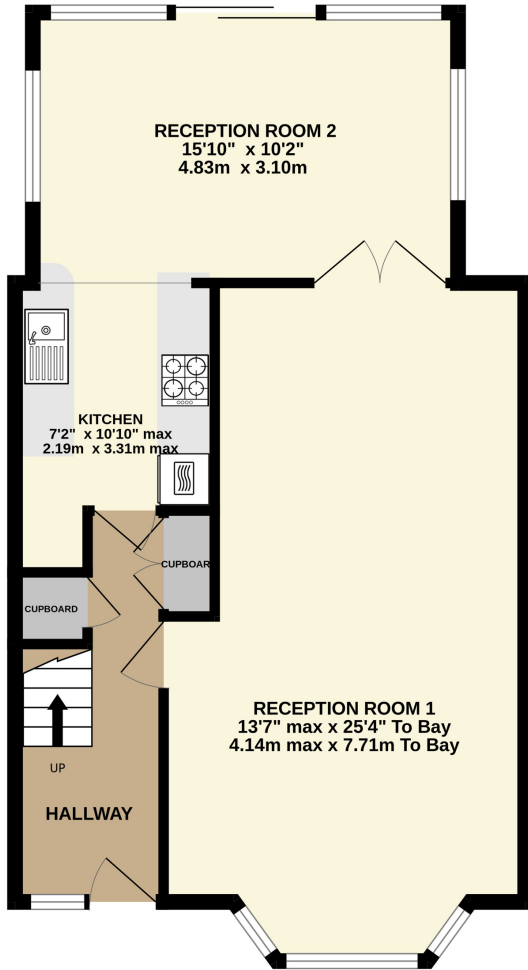
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

Disclaimer

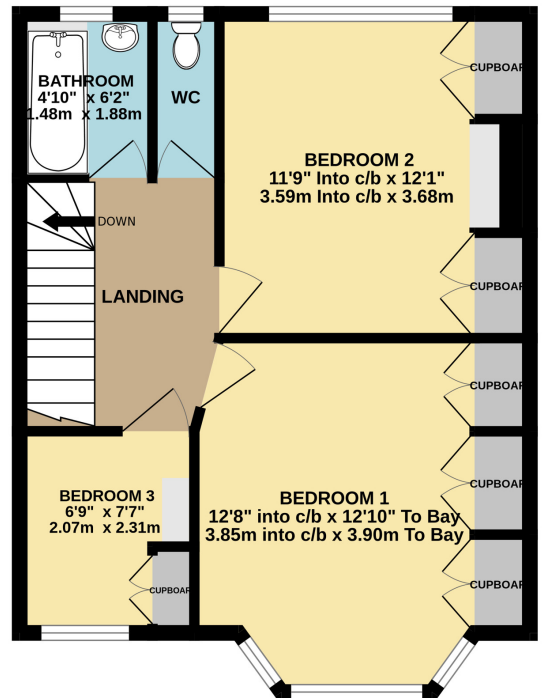
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GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1083 sq.ft. (100.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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