

PAYNE & Co

020 8518 3000

www.payneandco.co.uk



Eastern Avenue, GANTS HILL, IG2 6PL

Freehold

Guide Price £525,000



Council Tax: Band D
Redbridge

Guide Price £525,000 - £550,000. Payne & Co are pleased to offer for sale this terraced house situated in a prime location, close to public transport links, Gants Hill underground station, local schools and a variety of local amenities ideally suited for first-time buyers and families. The property boasts three well-presented bedrooms. The first and second bedrooms are doubles, with the first benefiting from built-in wardrobes. The third bedroom is a good-sized single. The first-floor three-piece bathroom is conveniently located along with a separate WC. On the ground floor, you'll find a through lounge, providing access to the 60ft rear garden, creating a perfect setting for relaxation or entertaining guests. The galley kitchen is well-equipped, meeting all your culinary needs. Additional features include a front drive, a single garage to the rear accessed via a gated residents' service road, and no onward chain. Furthermore, the property offers the potential for extension, subject to planning permission. This home is a must see to fully appreciate its potential.

- Three Bedrooms
- Through Lounge
- First Floor Bathroom
- Ideal Family Home

- Garage to Rear
- Fitted Kitchen
- Potential to Extend Subject to Planning Permission
- No Onward Chain



GROUND FLOOR

Enclosed Porch
Hallway
Through Lounge: 13' 3" x 25' 6" into bay (4.04m x 7.77m)
Kitchen: 7' 8" x 10' 1" (2.34m x 3.07m)

FIRST FLOOR

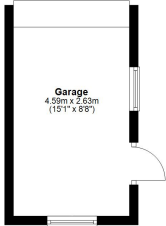
Bedroom One: 11' 5" x 11' 6" into bay (3.48m x 3.51m)
Bedroom Two: 11' 5" x 13' 7" (3.48m x 4.14m)
Bedroom Three: 7' 11" x 9' 2" (2.41m x 2.79m)
First Floor Shower/WC
Separate WC

EXTERIOR

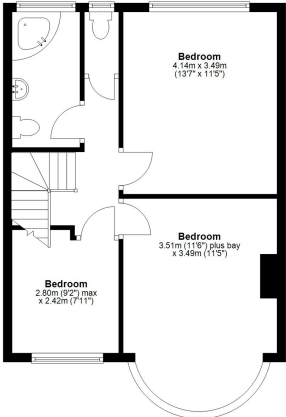
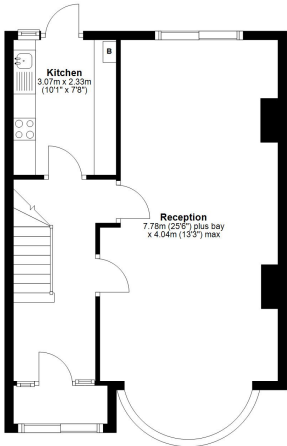
Detached Garage - Rear Access via Denham Drive
Rear Garden: Approximately 60'



Ground Floor (excluding garage)
Approx. 49.7 sq. metres (534.8 sq. feet)



First Floor
Approx. 47.5 sq. metres (510.8 sq. feet)



Total area: approx. 97.1 sq. metres (1045.6 sq. feet)
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 misstatement. 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.
Plan produced using Planific.

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- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate, and floor plans are not to scale.
- As part of the service we offer, we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services, we will receive a referral fee. For full and detailed information please visit “terms and conditions” on our website.

Energy Efficiency Rating		
Very energy efficient - lower running costs		
90+	A	88
81-91	B	
69-80	C	70
55-68	D	
39-54	E	
21-38	F	
1-20	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

