



## Albemarle Gardens, GANTS HILL

£675,000

ABSOLUTELY STUNNING!! This three bedroom, extended, double fronted end of terrace house benefits from double glazing, gas central heating, two receptions, extended kitchen diner, ground floor shower/WC, first floor bathroom, separate WC, off street parking and detached garage to rear. The property has been well maintained by the current owners and is ready to move into so pack your bags and give us a call to make an appointment to view this fantastic family home!

- DOUBLE FRONTED HOUSE
- END OF TERRACE
- THREE BEDROOMS
- TWO RECEPTIONS
- OFF STREET PARKING
- AWAITING EPC



## GROUND FLOOR

### ENTRANCE

Via double glazed leaded light front door to fully enclosed storm porch with tiled floor.

### HALLWAY

Double glazed leaded light picture window to front, wooden flooring, double radiator, dado rail, coving to ceiling.

### RECEPTION ONE

16' 1" to bay x 11' 5" to alcove (4.90m x 3.48m)

Double glazed leaded light bay window to front, wooden flooring, double radiator, open cast fireplace with surround and marble hearth, dado rail, coving to ceiling.



### RECEPTION TWO

11' 9" x 16' 2" (3.58m x 4.93m)

Double glazed leaded light picture and casement window to porch, wooden flooring, open cast fireplace with surround, power points, fitted shelving and storage to alcoves, dado rail, double glazed leaded light double doors to garden.



### L-SHAPED KITCHEN

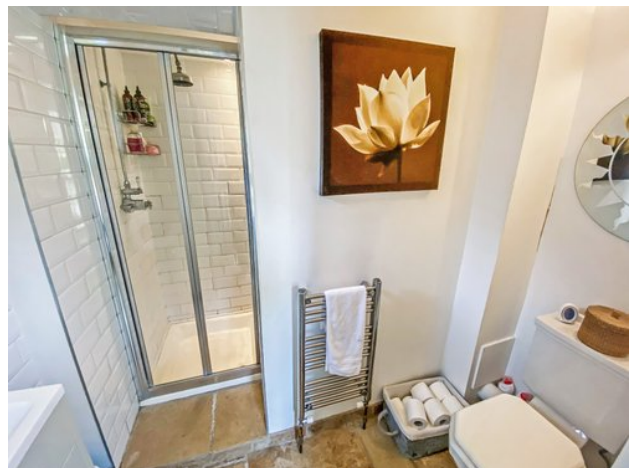
15' 5" x 11' 7" (4.70m x 3.53m) by 9' x 11' 4" (2.74m x 3.45m)

Double glazed leaded light picture and casement window to rear, double glazed velux style windows to side and rear, tiled floor, part tiled walls, radiator, range of eye and base units with butcher's block worktop, central island unit, /breakfast bar, double electric oven, five range gas hob, extractor hood, ceramic sink with mixer tap, LED spotlights to ceiling, cupboard under stairs, cupboard housing wall mounted boiler, double glazed leaded light door to garden.



### GROUND FLOOR SHOWER/WC

Double glazed opaque leaded light casement window to rear, tiled floor, chrome towel radiator, vanity sink unit with mixer tap, close coupled WC, shower cubicle with thermostatically controlled shower over, wall light points, extractor fan.



## FIRST FLOOR

### LANDING

Double glazed leaded light picture and casement window to rear, open balustrade staircase, access to loft



### BEDROOM ONE

9' 5" to wardrobe x 17' 9" to bay (2.87m x 5.41m)  
Double glazed leaded light bay window to front, laminate flooring, double radiator, fitted wardrobes.



### BEDROOM TWO

11' 9" maximum x 15' 5" to alcove (3.58m x 4.70m)  
Double glazed leaded light picture and casement window to front, double radiator, power points.



### BEDROOM THREE

8' x 9' 1" (2.44m x 2.77m)  
Double glazed leaded light picture and casement window to rear, laminate flooring, single radiator, fitted wardrobes, power points.



### FIRST FLOOR BATHROOM

Double glazed opaque leaded light window, tiled floor and walls, chrome towel radiator, pedestal basin with mixer tap, panelled bath with mixer tap and shower attachment, quadrant shower cubicle with thermostatically controlled shower over, LED spotlights to ceiling.



### SEPARATE WC

Double glazed leaded light casement window to rear, tiled floor, part tiled walls, single radiator, close coupled WC.

## EXTERIOR

### FRONT GARDEN

Brick paved providing off street parking.



## REAR GARDEN

Paved patio area, remainder to lawn, rear patio, detached garage.



## 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 £150 from the company we recommend.

### *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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