



Middlefield Gardens, GANTS HILL Offers in Region of £725,000

Payne & Co are pleased to offer for sale: A fantastic four-bedroom terraced property located in a quiet cul-de-sac near Valentines Park (0.1 miles). The property boasts two reception rooms, providing ample space for both relaxation and entertainment. The kitchen, which has been extended, offers a pleasant dining space and the convenience of a ground floor WC. The four bedrooms are well-proportioned, with the second bedroom featuring built-in wardrobes for added storage. The fourth bedroom, extended into the loft, complete with an en-suite and walk-in wardrobe. The property also features two bathrooms, with one conveniently located on the first floor. Conveniently located for Gants Hill Central line station (0.5 miles), supermarkets, some 'Outstanding' primary and secondary schools, restaurants, and other amenities. Off-street parking is an added benefit, easing any parking concerns. This property's layout and location make it an ideal home for those seeking comfort and convenience. Don't miss out on this opportunity to secure this beautiful home.

- FOUR BEDROOMS
- THREE RECEPTIONS
- OFF STREET PARKING
- FREEHOLD
- COUNCIL TAX - BAND D
- EPC - C

GROUND FLOOR

ENTRANCE

Via coloured leaded light front door with side and fanlight leading to fully enclosed storm porch, porch light, double glazed internal door with side and fanlights leading to hallway.

HALLWAY

Parquet flooring, radiator, wall light points, cupboard under stairs housing meters, further storage cupboard.

RECEPTION ONE

Double glazed picture and casement window to rear, radiator, power points, coving to ceiling.



RECEPTION TWO

Laminate flooring, two radiators, power points, light tunnel, French doors to dining room.



DINING ROOM

Double glazed picture and casement window to rear, skylight window, radiator, LED spotlights to ceiling, cupboard housing plumbing for washing machine and vented for tumble dryer, double glazed double doors to rear garden.



KITCHEN

Tiled walls, light tunnel, laminate flooring, range of eye and base units with rolled edge worktops, stainless steel sink with single drainer and mixer tap, plumbing for dishwasher, electric oven, gas hob, extractor hood, recess for fridge freezer, power points, concealed lighting, open to dining area.



GROUND FLOOR WC

Double glazed opaque picture and casement window to rear, tiled floor and walls with border, chrome towel radiator, close coupled WC, wash basin with mixer tap.

UTILITY ROOM

Housing washing machine and tumble dryer.

FIRST FLOOR

LANDING

Open balustrade staircase.

FIRST FLOOR BATHROOM/WC

Double glazed opaque picture and casement window to rear, chrome towel radiator, close coupled WC, pedestal basin with mixer tap, panelled bath with grab rails, mixer tap and thermostatically controlled shower, storage cupboard.



BEDROOM ONE

Double glazed picture and casement window to front, radiator, power points, storage cupboard.



BEDROOM TWO

Double glazed picture and casement window to rear, radiator, power points, fitted wardrobes with sliding doors.



BEDROOM THREE

Double glazed picture and casement window to front, radiator, power points.



SECOND FLOOR

LANDING

Double glazed Velux window to front, open balustrade staircase.

BEDROOM FOUR

Double glazed picture and casement window to rear, radiator, power points.



WALK-IN WARDROBES/DRESSING AREA

Two double glazed Velux windows to front, radiator, storage to eaves.



SECOND FLOOR SHOWER/WC

Double glazed opaque picture and casement window to rear, tiled floor and walls, chrome towel radiator, close coupled WC with douche attachment, vanity sink unit with mixer tap, mirrored wall unit, cubicle with thermostatically controlled shower over, LED spotlights to ceiling, extractor fan.



EXTERIOR

FRONT GARDEN

Brick paved providing off street parking, flower borders.



REAR GARDEN

Patio area, steps down to path, remainder to lawn, rear patio, flower borders, timber shed, gazebo, external lighting, sensor light.



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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

What's Next?

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

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Every effort has been made to ensure that consumers and or businesses are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord, therefore the buyer or tenant must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer or tenant must assume information is incorrect until it has been verified by their own solicitors or other advisers. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from any image of the property.

Middlefield Gardens, IG2 6DU

Approx Gross Internal Area = 152.7 sq m / 1643 sq ft

Garden Area = 116.97 sq m / 1259 sq ft

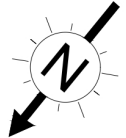
Driveway Area = 54.50 sq m / 586 sq ft

Restricted Head Height Area = 9.82 sq m / 105 sq ft

Total Area = 333.71 sq m / 3592 sq ft



Restricted Head Height



Ref :

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.