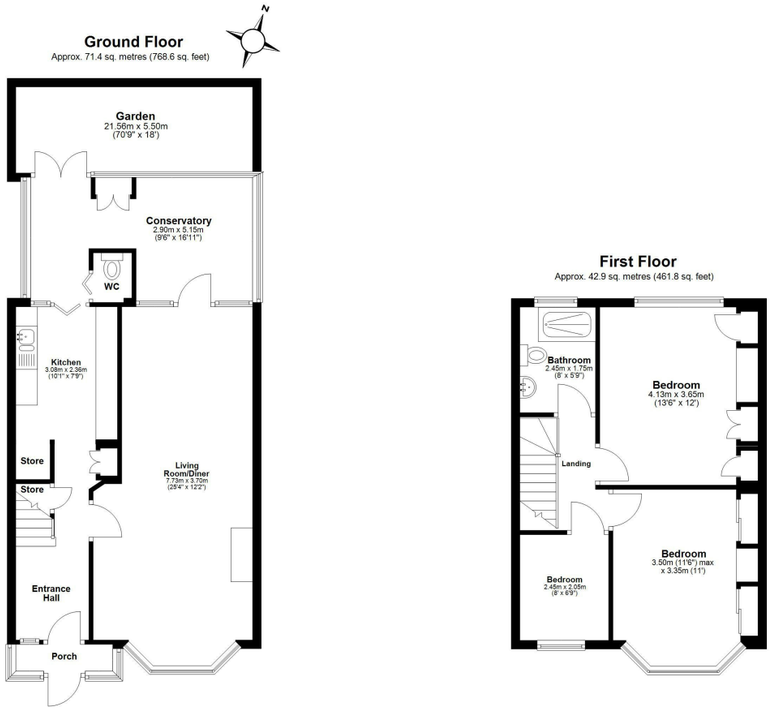

Total area: approx. 114.3 sq. metres (1230.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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Plan produced using PlanUp.

Gants Hill Crescent

11 Woodbine Place, Wanstead, London, E11 2RH
020 8989 2091

sales@pettyson.co.uk
www.pettyson.co.uk

Gantshill Crescent, Ilford

£580,000 Freehold

- Three bedroom house
- Sought after location
- Chain free
- Great potential
- Off street parking
- 0.4 miles to Gants Hill Underground Station

11 Woodbine Place, Wanstead, London, E11 2RH
020 8989 2091

sales@pettyson.co.uk
www.pettyson.co.uk

Gantshill Crescent, Ilford

SOLD BY PETTY SOIN & PRESTWICH Petty Son & Prestwich are delighted to offer for sale this spacious three-bedroom family home, ideally situated in a prime and highly sought-after residential area in the heart of Gants Hill.

3 | 1 | 2 | C | Council Tax Band: D

Gants Hill Underground Station (Central Line) is just 0.4 miles away, along with an excellent selection of shops, cafés and restaurants. The property is also conveniently located close to several highly regarded schools for all ages, including Gearies Primary School, Valentines High School, Beal High School and Ilford County High School. Although requiring modernisation, the property offers generously proportioned rooms throughout and exceptional potential to create a wonderful long-term family home. The accommodation comprises a spacious entrance hallway leading to a large through lounge, fitted kitchen, sizeable conservatory and a convenient downstairs WC. Upstairs, the property features three well-proportioned bedrooms and a family bathroom. There is also excellent scope to extend into the loft and further enlarge the ground floor accommodation, subject to the usual planning permissions. Additional benefits include off-street parking, a large rear garden and the advantage of being offered chain free, making this an exciting opportunity in one of the area's most popular locations.

EPC Rating: C72
Council Tax Band: D
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 +VAT per person.

Living Room/Dining Room
25'4" x 12'2"

Kitchen
10'1" x 7'9"

Conservatory
9'6" x 16'11"

Bedroom
11'6" x 10'12"

Bedroom
13'7" x 11'12"

Bedroom
8' x 6'9"