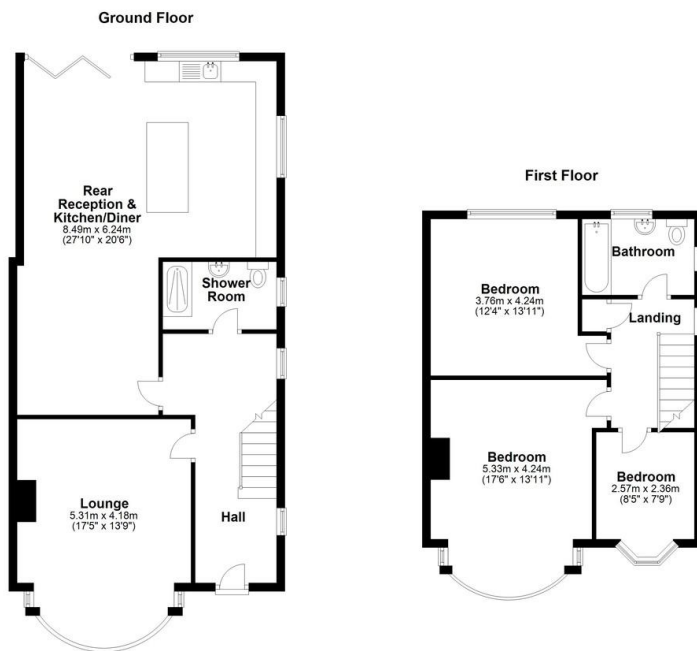




Beechwood Gardens
Clayhall, Essex, IG5

Offers In Region Of
£730,000

**** WOODS ESTATE- EXTENDED SEMI DETACHED FAMILY HOME NEAR TO GANTS HILL STATION **** Located within this much sought after turning on the prestigious Woods Estate is this extended and very well presented semi detached property which offers three bedrooms and a family bathroom, together with a good size lounge, rear reception leading onto an extended well equipped kitchen/diner with bifold doors to the rear garden, ground floor shower room and a study area. The rear garden is mostly laid to lawn with a single garage and the front provides off street parking. This property is conveniently located to Gants Hill underground station plus all other transport & shopping facilities. Council Tax Band E, EPC Rating D



Total area: approx. 132.4 sq. metres (1425.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

- Three Bedrooms
- Family Bathroom
- Ground Floor Shower Room
- Front Lounge
- Rear Reception
- Extended Kitchen Diner
- Study Area
- Garage & Off Street Parking
- Beal School Catchment
- Ideal For Station & Local Shops

Sovereign House
176 Longwood

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every

