



**Queenborough Gardens, Gants Hill**

**Offers In Excess Of  
£725,000**



**Extended Family Home**  
**3 Double Bedrooms**  
**Downstairs Shower Room**  
**Approx 70 Foot Garden**  
**Off Street Parking**  
**Bordering Woods Estate**





Located within this highly popular residential turning off Longwood Gardens is this spacious three double bedroom semi detached family home which has been extended at the rear. The ground floor of this property consists of a large through lounge which leads to a modern, fully fitted kitchen. From here you can access the 70ft garden and also have access to a separate shower room and WC. In addition to this there is a second reception room which is currently being used by the vendors as an office.

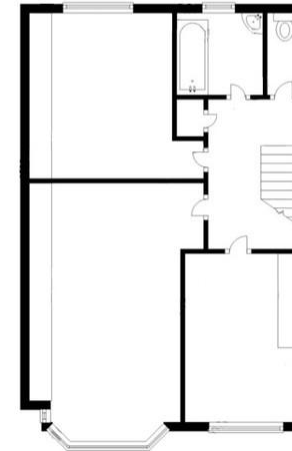
Three double bedrooms are to be found upstairs, alongside a separate bathroom and WC. All three bedrooms boast built in wardrobes.

Further benefits of this house are a garage, ample off street parking and its proximity to a bundle of local amenities including shops, supermarkets and parks. This sizeable property is also within walking distance of Gants Hill Underground Station, offering easy links to Central London.

EPC Rating – D, Council Tax Band - E



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



**PLEASE NOTE:** These particulars are prepared as a general guide in accordance with the Property Misdescriptions Act (1991) and are not intended to constitute part of an offer or contract. Whilst every effort has been made to ensure their accuracy, no responsibility is taken for error. Appliances and fittings have not been tested. All measurements shown are estimates only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

### Please contact our office at

176 Longwood Gardens  
 Ilford, Essex  
 IG5 0EW  
 02082201500



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**sovereign-house.com**  
 homes@sovereign-house.com

**Victoria Park Sales**  
 213 Victoria Park Road  
 London E9 7HD  
 Tel: 020 8985 5800



@sovereignhouse



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**Clayhall/Redbridge Sales**  
 176 Longwood Gardens,  
 Essex IG5 0EW  
 Tel: 020 8220 1500

