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61 Queenborough Gardens  
Gants Hill, Essex IG2 6YB  
Price guide £850,000

## 61 Queenborough Gardens, Gants Hill, Essex IG2 6YB

Price Guide £850,000 - £875,000 - An exceptional four/five bedroom semi detached chalet bungalow of impressive scale, this beautifully designed home has been finished to a superior, executive standard throughout, offering refined turnkey living. The property showcases a stunning open-plan kitchen, dining and family space with sleek contemporary finishes and expansive bi-fold doors seamlessly connecting to a landscaped rear garden—ideal for both everyday living and elegant entertaining. Complemented by luxurious bath and shower suites, bespoke fittings and a versatile layout providing generous bedroom accommodation across both floors, the home effortlessly caters to modern family life. Occupying a prime position within the prestigious Woods Estate, it is perfectly placed for outstanding local schooling including Beal High School, Gearies Primary School and Ilford County Grammar, together with excellent transport links via Gants Hill Central Line station, ensuring swift access into Central London.

### ENTRANCE PORCH

Aluminium door with obscure glazed insert and fixed double glazed sidelight, tiled floor, wall mounted vertical radiator with smart thermostat control, double glazed window to flank, spotlights to ceiling, double doors with obscure glazed inserts leading to:

### ENTRANCE HALL

Engineered wood flooring, stairs to first floor, double radiator with smart thermostat control, understairs storage cupboard, wifi extender, doors to:

### RECEPTION ROOM/BEDROOM FIVE 14'9 x 12'2 (4.50m x 3.71m)

Five light double glazed bay with fanlights over and fitted blinds, two double radiators with smart thermostat controls, engineered wood flooring, spotlights to ceiling.

### BEDROOM ONE 11'6 x 9'10 (3.51m x 3.00m)

Three light double glazed window with fanlights over and fitted blinds, double radiator with smart thermostat control, engineered wood flooring, spotlights to ceiling.

### BEDROOM TWO 12'2 x 9'10 (3.71m x 3.00m)

Three light double glazed window with fanlights over, double radiator with smart thermostat control, spotlights to ceiling, engineered wood flooring.

### FAMILY BATHROOM 9'10 x 5'11 (3.00m x 1.80m)

Panel enclosed bath with mixer tap, further mixer tap with shower attachment, shower forest shower head and shower screen, low level wc, vanity unit with wash hand basin and mixer tap, part tiled walls, tiled floor, heated towel rail, two light obscure double glazed window with fanlight over, extractor fan.

### OPEN PLAN LOUNGE/KITCHEN/DINER 26'3 x 25'3 to extremes (8.00m x 7.70m to extremes)

Engineered wood flooring with underfloor heating, spotlights to ceiling, concealed speaker units, controls for underfloor heating system, bi folding double glazed doors with integrated blinds, wifi extender. Range of wall and base units, Quartz working surfaces and splashback, cupboards and drawers, inset lighting, five burner gas hob with extractor hood over, inset sink unit with

mixer tap and Quooker tap, integrated oven and microwave, integrated dishwasher, recess for American style fridge/freezer, double glazed Lantern top skylight window, tiled floor with underfloor heating, spotlights to ceiling, three light double glazed window, space for fridge/freezer, door to:

### UTILITY ROOM 10'2 x 5'3 (3.10m x 1.60m)

Range of wall and base units, Quartz working surfaces, cupboards and drawers, inset sink unit with mixer tap, plumbing for washing machine, vent for tumble dryer, controls for CCTV, Valiant boiler with mega flow system and Harvey water softener, tiled floor, double glazed window, extractor fan.

### FIRST FLOOR LANDING

Double glazed skylight window, wifi extender, doors to:

### BEDROOM THREE 13'1 x 13'1 (3.99m x 3.99m)

Three light double glazed window, double radiator with smart thermostat control, bespoke fitted cabinets to one wall, spotlights to ceiling, further double radiator with smart thermostat control, double doors leading to large fully boarded eaves storage space with power.

### ENSUITE SHOWER ROOM 9'2 x 7'10 (2.79m x 2.39m)

Double walk-in shower cubicle with mixer tap, shower attachment and rainforest shower head, heated towel rail with smart thermostat control, vanity unit with wash hand basin and mixer tap, low level wc, extractor fan, double glazed skylight window, tiled walls, tiled floor,

### BEDROOM FOUR 13'1 x 12'10 (3.99m x 3.91m)

Three light double glazed window, double radiator with smart thermostat control, bespoke fitted cabinets to one wall, spotlights to ceiling, double doors to eaves storage, door to:

### ENSUITE SHOWER ROOM 9'6 x 9'2 (2.90m x 2.79m)

Double walk-in shower cubicle with mixer tap, shower attachment and rainforest shower head, heated towel rail with smart thermostat control, vanity unit with wash hand basin and mixer tap, low level wc, extractor fan, double glazed skylight window, tiled walls, tiled floor.

### REAR GARDEN

approx 45 ft Paved patio area, mature tree and shrubs, centre lawn area, CCTV, outside lights, cold and hot water taps. Pedestrian gate to side access.

### DETACHED GARAGE 15'9 x 9'2 (4.80m x 2.79m)

Brick built garage with up and over door, power and lighting.

### FRONT GARDEN

Paved front garden providing OFF STREET PARKING. Shared driveway leading to rear. CCTV. Wall light points. Outside Power point and wiring connection ready for electric car charger point.

### COUNCIL TAX

London Borough of Redbridge - Band E

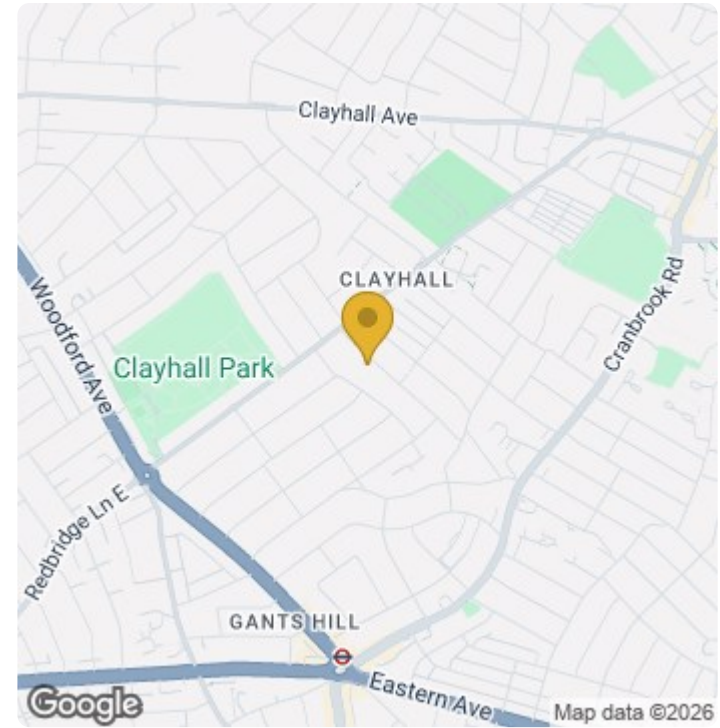
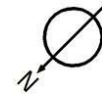
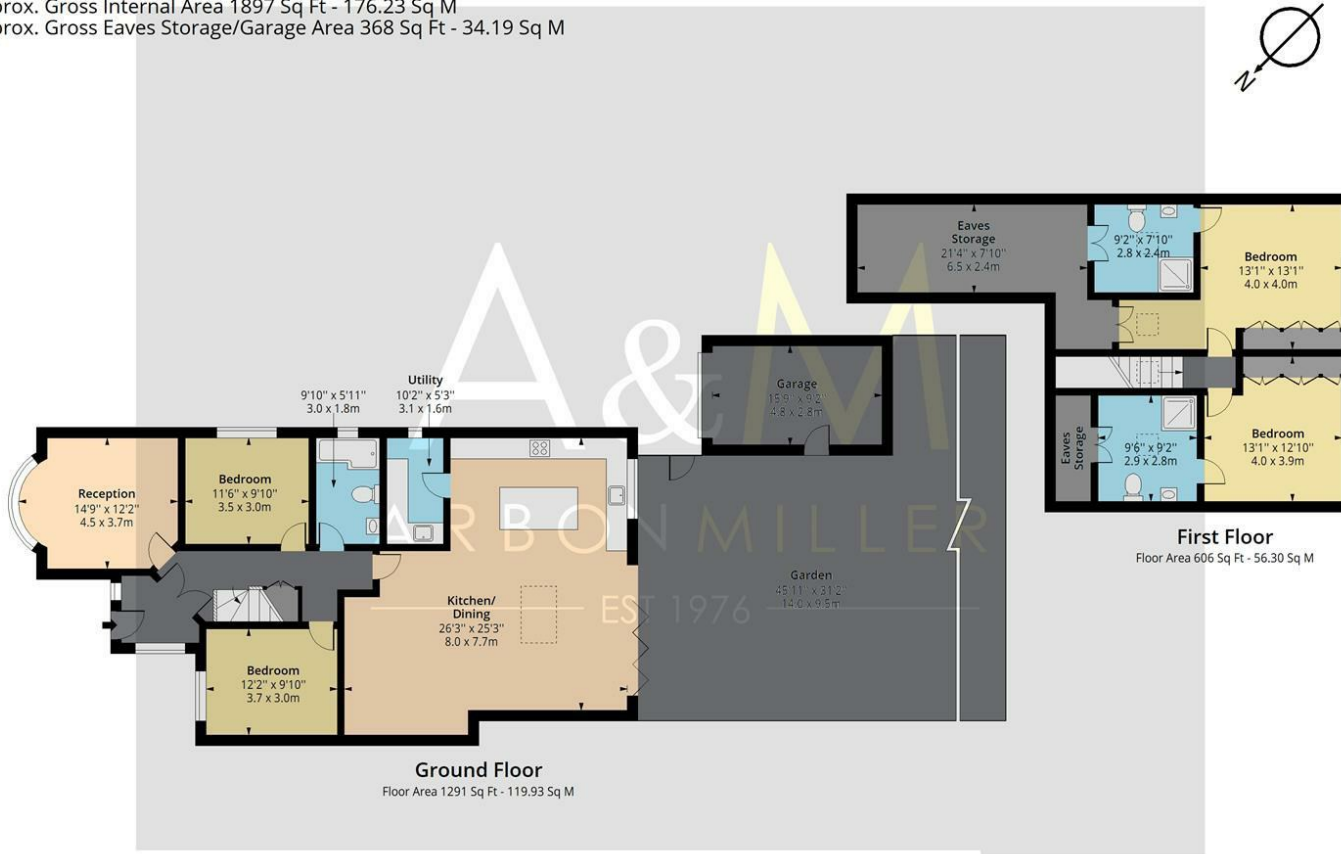
### AGENTS NOTE

Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.



# Queenborough Gardens IG2

Approx. Gross Internal Area 1897 Sq Ft - 176.23 Sq M  
 Approx. Gross Eaves Storage/Garage Area 368 Sq Ft - 34.19 Sq M



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet. Date: 4/5/2026

