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90 Queenborough Gardens
Gants Hill, Essex IG2 6YB
Price guide £650,000

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*** GUIDE PRICE £650,000 - £700,000 *** NO ONGOING CHAIN - Arbon & Miller are privileged to offer this double bayed and gabled, immaculate, bright and spacious EXTENDED four bedroom home. Located directly off Longwood Gardens, the property is within close proximity to local shops, bus services and some of the areas most sought after schools in Beal & Ilford County High School for Boys. Gants Hill Station is nearby and provides direct access to Stratford within approx 15 minutes and Liverpool Street within approx 25 minutes. The interior comprises of spacious living accommodation throughout. To the ground the floor you will find a Family Room, 26' Extended Kitchen Diner and Ground Floor Cloakroom. The first floor boasts 15'9 Fitted Bedroom One, 11'10 Bedroom Two, 7' Bedroom Three and 7'5 Family Bathroom/WC. The Spacious Loft comprises of Bedroom Four and Separate Shower room/wc. The exterior provides a meticulously maintained rear garden with many established trees and shrubs. A great opportunity to acquire a delightful home in one of the most sought after locations in this ever popular residential turning.

STORM PORCH

With obscure coloured leaded light style fanlights. Double entrance doors with obscure coloured leaded light style insets leading to:

ENTRANCE HALL 18'7 x 5'9 (5.66m x 1.75m)

Stairs to first floor, picture rail, wood strip flooring with underfloor heating, two understairs storage cupboards, door to:

CLOAKROOM 5'4 x 2'6 (1.63m x 0.76m)

Low level wc, vanity unit with wash hand basin, mixer tap and storage under, tiled walls, tiled floor with underfloor heating, inset spotlights to ceiling, extractor fan.

FAMILY ROOM 15'9 into bay x 12' (4.80m into bay x 3.66m)

Six light double glazed bay with obscure coloured leaded light style fanlights over, feature fireplace surround, fitted storage units, double radiator, picture rail.

OPEN PLAN KITCHEN/DINER 26'8 x 18'2 to extremes (8.13m x 5.54m to extremes)

Kitchen Area: Range of wall and base units with concealed lighting, Quartz working surfaces and splashbacks, cupboards and drawers, five burner Neff gas hob with Neff extractor hood over, Neff eye level double oven with integrated Neff microwave over, recess for American style fridge/freezer, integrated dishwasher, inset one and half bowl stainless steel sink top with mixer tap and additional boiling water tap, wood strip flooring with underfloor heating, feature island with breakfast bar area, storage under and three over hanging feature lights, inset spotlights to ceiling, two double glazed Velux windows, additional

storage area to flank wall housing Megaflow system and controls for underfloor heating, plumbing for washing machine, recess for tumble dryer. Three light double glazed window with fanlight over, double glazed double doors to rear garden. Seating Area: Inset spotlights to ceiling, wood strip flooring with underfloor heating.

FIRST FLOOR LANDING 8'6 x 7'4 (2.59m x 2.24m)

Stairs leading to second floor, picture rail, doors to:

BEDROOM ONE 15'9 into bay x 12' (4.80m into bay x 3.66m)

Six light double glazed bay with obscure coloured leaded light style fanlights over, fitted wardrobes to one wall with matching drawers, radiator, picture rail.

BEDROOM TWO 11'10 x 10'6 (3.61m x 3.20m)

Three light double glazed window with fanlights over, radiator, picture rail.

BEDROOM THREE 7' x 6'3 (2.13m x 1.91m)

Three light double glazed oriel bay with obscure coloured leaded light style fanlights over, radiator, picture rail.

BATHROOM 7'3 x 7'3 (2.21m x 2.21m)

Tiled enclosed bath with mixer tap, shower attachment, shower controls and glazed shower screen, feature vanity unit with wash hand basin, mixer tap and storage under, low level wc, heated towel rail, inset storage cubby and storage cupboard, tiled walls, tiled floor, inset spotlights to ceiling, extractor fan, obscure double glazed window with fanlight over, further obscure double glazed window.

SECOND FLOOR LANDING

Double glazed skylight window, doors to:

BEDROOM FOUR/LOFT ROOM 16'6 x 12'10 to extremes (5.03m x 3.91m to extremes)

Part restricted head height. Three light double glazed window with fanlight over, two double glazed skylight windows, double radiator, inset spotlights to ceiling, wood strip flooring, eaves storage.

SHOWER ROOM 5'6 x 5'3 (1.68m x 1.60m)

Shower cubicle with mixer tap and hand held shower attachment, low level wc, vanity unit with wash hand basin with mixer tap and storage under, spotlights to ceiling, extractor fan, obscure double glazed window.

REAR GARDEN

Meticulously maintained rear garden with paved patio area, large lawn, mature tree and shrub borders, rear decking area, timber shed on hardstand with power, outside light and outside tap.

FRONT GARDEN

Providing OFF STREET PARKING. Mature tree and shrub borders.

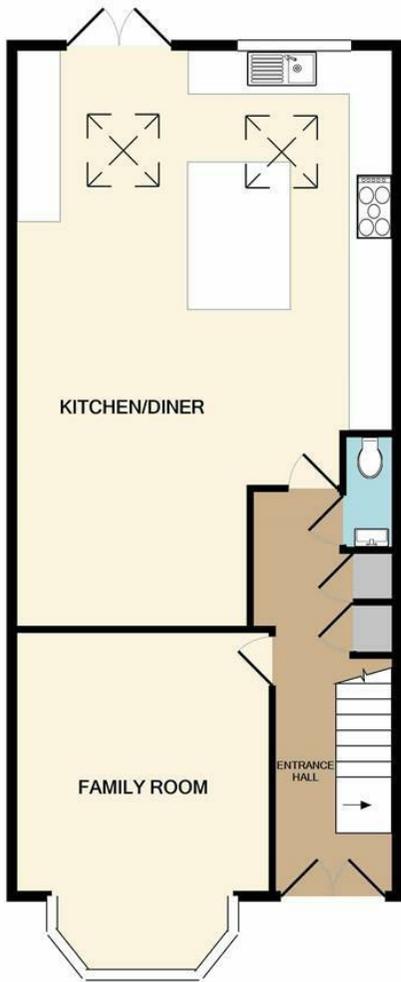
COUNCIL TAX

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.





GROUND FLOOR
APPROX. FLOOR
AREA 714 SQ.FT.
(66.4 SQ.M.)



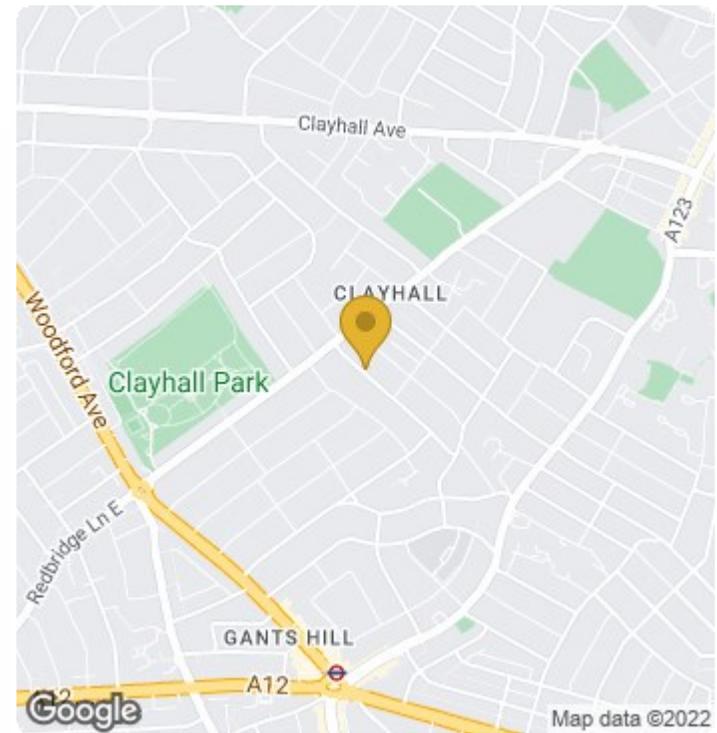
1ST FLOOR
APPROX. FLOOR
AREA 454 SQ.FT.
(42.1 SQ.M.)



LOFT AREA
APPROX. FLOOR
AREA 322 SQ.FT.
(29.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1490 SQ.FT. (138.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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