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3 Roll Gardens  
Gants Hill, Essex IG2 6TN  
Price £750,000



### 3 Roll Gardens, Gants Hill, Essex IG2 6TN

Situated on the sought-after Roll Gardens in IG2, this extended four-bedroom family home offers spacious and flexible accommodation ideal for modern family living. The property features two generous reception rooms, providing plenty of space for relaxing, entertaining and family time, along with well-proportioned bedrooms throughout. Externally, the home benefits from off-street parking, adding everyday convenience. Perfectly located for families, the property is within close proximity to a range of well-regarded local primary and secondary schools, while Gants Hill Central Line station is just a short distance away, offering excellent transport links for commuters. A fantastic opportunity to secure a comfortable and well-located family home in a popular residential area.

#### ENTRANCE PORCH

UPVC double glazed door with leaded light style obscure double glazed fixed sidelights, further obscure leaded light style double glazed windows to flank, wooden multi paned obscure glazed door with obscure glazed fixed sidelights and fanlight leading to:

#### ENTRANCE HALL

Stairs to first floor, storage cupboard, double radiator, coved cornice.

#### THROUGH LOUNGE 29'6 into bay x 12'10 to extremes (8.99m into bay x 3.91m to extremes)

Five light leaded light style double glazed bay with leaded light style fanlights over, double radiator, further double radiator, five wall light points, coved cornice, double glazed double sliding doors to rear garden, double glazed sidelights with fanlights over.

#### KITCHEN/DINER EXTENSION 16'8 x 8'10 (5.08m x 2.69m)

Range of wall and base units, working surfaces, cupboards and drawers, one and half bowl stainless steel sink top with mixer tap, four burner electric hob with extractor fan over, eye level double oven, part tiled walls, Worcester wall mounted boiler, plumbing for washing machine and dishwasher, space for tumble dryer, space for fridge/freezer, double radiator, understairs pantry cupboard.

#### RECEPTION ROOM 14'1 x 8'6 (4.29m x 2.59m)

Three light leaded light style oriel bay with leaded light style fanlights over, double radiator.

#### INNER LOBBY

Double glazed door to rear garden, door to:

#### CLOAKROOM

Low level wc, tiled walls, wash hand basin with mixer tap, double radiator, obscure double glazed fanlight.

#### FIRST FLOOR LANDING

Access to loft, doors to:

#### BEDROOM ONE 14'1 into bay x 12'2 to extremes (4.29m into bay x 3.71m to extremes)

Five light leaded light style double glazed bay with leaded light style fanlights over, fitted wardrobes to one wall, double radiator, coved cornice.

#### BEDROOM TWO 12'2 x 10'10 to extremes (3.71m x 3.30m to extremes)

Three light double glazed window with fanlight over, wood strip flooring, radiator, storage cupboard housing hot water tank.

#### BEDROOM THREE 16'9 x 8'10 (5.11m x 2.69m)

Three light leaded light style double glazed window with leaded light style fanlights over, further two light leaded light style double glazed window with leaded light style fanlights over, two radiators, wood strip flooring.

#### FAMILY BATHROOM 8'6 x 6'11 (2.59m x 2.11m)

Panel enclosed P shaped bath with mixer tap, shower attachment and glazed shower screen, vanity unit with wash hand basin and mixer tap, low level wc, double radiator, tiled walls, tiled floor, three light obscure double glazed window with fanlight over.

#### BEDROOM FOUR 14' x 8'6 (4.27m x 2.59m)

Three light double glazed window with fanlight over, radiator, wood strip flooring, vanity unit with wash hand basin and mixer tap, shower cubicle with glazed door, electric shower attachment, extractor fan.

#### REAR GARDEN

Paved patio, lawn area, mature tree and shrub borders, outside light, outside tap.

#### FRONT GARDEN

Paved front garden providing OFF STREET PARKING.

#### COUNCIL TAX

London Borough of Redbridge - Band F

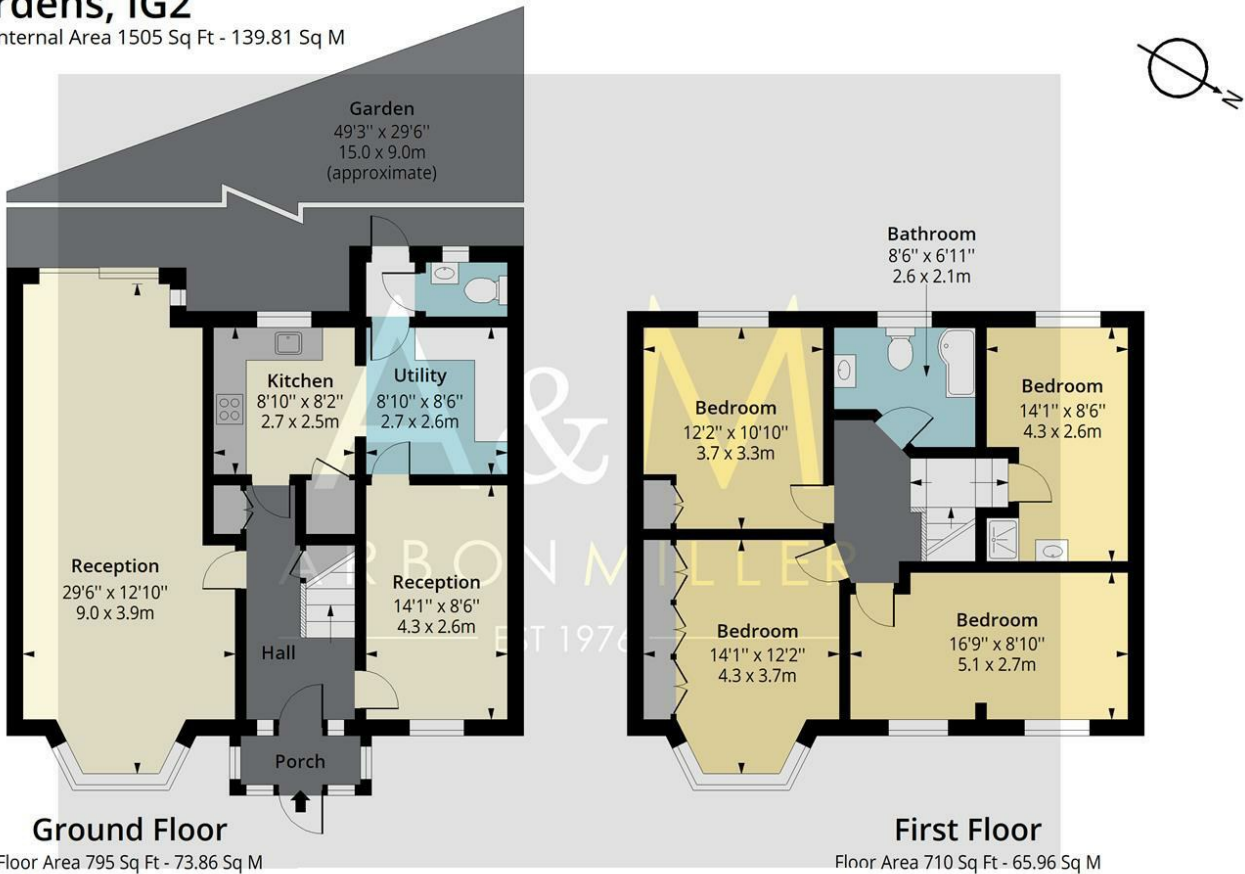
#### AGENTS NOTE

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.



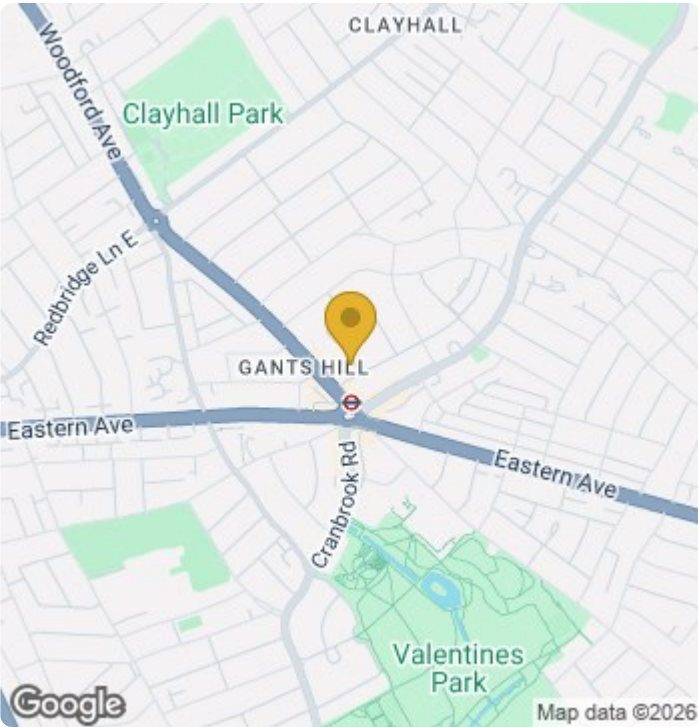
# Roll Gardens, IG2

Approx. Gross Internal Area 1505 Sq Ft - 139.81 Sq M



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: 3/2/2026



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



