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44 Rosedene Gardens  
Gants Hill, Essex IG2 6YD  
Price £800,000

## 44 Rosedene Gardens, Gants Hill, Essex IG2 6YD

Situated within a popular residential turning in IG2, this beautifully presented and extended four-bedroom family home offers spacious and versatile living accommodation throughout. The property is offered chain free and is in excellent internal condition, making it an ideal purchase for families looking to move straight in. Boasting generous living space, a well-appointed kitchen, and thoughtfully extended accommodation, this home is perfectly suited to modern family life. Conveniently located within close proximity to highly regarded local schools, a range of local amenities, and excellent transport links including nearby stations, the property offers both comfort and connectivity. Early viewing is highly recommended to fully appreciate all that this superb home has to offer.

### ENTRANCE PORCH

Composite obscure glazed double doors. Wooden door with obscure glazed inserts, coloured leaded light style fixed sidelights and fanlights over to entrance hall, door to:

### RECEPTION ROOM/BEDROOM 14'5 into bay x 6'11 (4.39m into bay x 2.11m)

Five light double glazed bay with fanlights over and bespoke fitted shutters, wood strip flooring, double radiator.

### ENTRANCE HALL

Stairs to first floor, storage cupboard, tiled floor, double radiator, obscure glazed coloured leaded light window to reception/bedroom, doors to:

### RECEPTION ROOM 14'1 into bay x 11'6 (4.29m into bay x 3.51m)

Six light double glazed bay with bespoke fitted shutters, wood strip flooring, range of fitted wardrobes to one wall, double radiator.

### CLOAKROOM

Low level wc, wash hand basin

### EXTENDED RECEPTION ROOM 23'4 x 11'6 to extremes (7.11m x 3.51m to extremes)

Double glazed double doors with fixed sidelights and fanlights over, wood strip flooring, wall light points, double radiator.

### EXTENDED KITCHEN DINER 20'4 x 15'9 (6.20m x 4.80m)

Range of wall and base units, working surfaces, cupboards and drawers, inset sink top with mixer tap, five burner gas hob with extractor hood over, eye level oven, centre island with cupboards under, integrated dishwasher, plumbing for

washing machine, recess for American style fridge/freezer, tiled floor, tiled splashback, three light double glazed window with fanlight over to rear, double glazed door to rear garden, inset spotlights to ceiling, radiator, door to:

### SHOWER ROOM 6'11 x 3'3 (2.11m x 0.99m)

Walk-in shower cubicle with glazed sliding door, mixer tap and shower attachment, vanity unit with wash hand basin, mixer tap and cupboard under, tiled walls, heated towel rail, tiled floor, extractor fan.

### FIRST FLOOR LANDING

Access to loft, doors to:

### BEDROOM 14'5 into bay x 12'2 (4.39m into bay x 3.71m)

Six light double glazed bay with fanlights over and bespoke fitted shutters, fitted wardrobes to one wall, wood strip flooring, radiator.

### BEDROOM 11'2 x 10'6 (3.40m x 3.20m)

Three light double glazed window with bespoke fitted shutters, wood strip flooring, radiator.

### BEDROOM 13'1 x 6'11 (3.99m x 2.11m)

Three light double glazed window with bespoke fitted shutters, further two light double glazed window with bespoke fitted shutters, wood strip flooring, radiator.

### BEDROOM 10'2 into bay x 6'11 (3.10m into bay x 2.11m)

Three light double glazed oriel bay window with bespoke fitted shutters, wood strip flooring, double radiator.

### BATHROOM 7'10 x 7'7 (2.39m x 2.31m)

Jacuzzi style bath with mixer tap and shower attachment, low level wc, pedestal wash hand basin with mixer tap,

built-in airing cupboard, tiled walls, tiled floor, obscure two light double glazed window with fanlights over, extractor fan, spotlights.

### REAR GARDEN

Approx 70ft rear garden with paved patio area, outside tap, outside lighting, lawn area, tree and shrub orders, Double glazed double doors to:

### DETACHED GARAGE 19'8 x 15'5 (5.99m x 4.70m)

Access via rear access road. Power and lighting, double glazed window.

### FRONT GARDEN

Block paved front garden providing OFF STREET PARKING for multiple vehicles. Pedestrian side access.

### COUNCIL TAX

London Borough of Redbridge - Band F

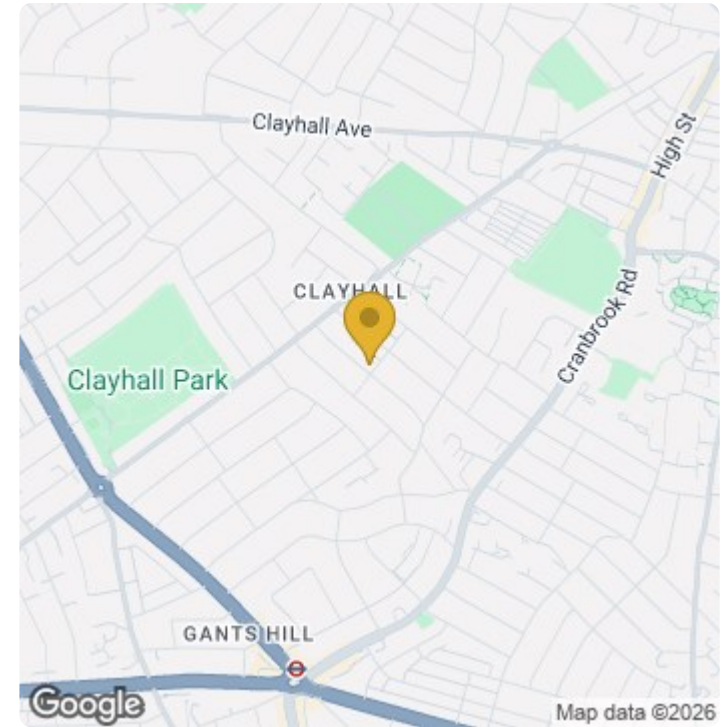
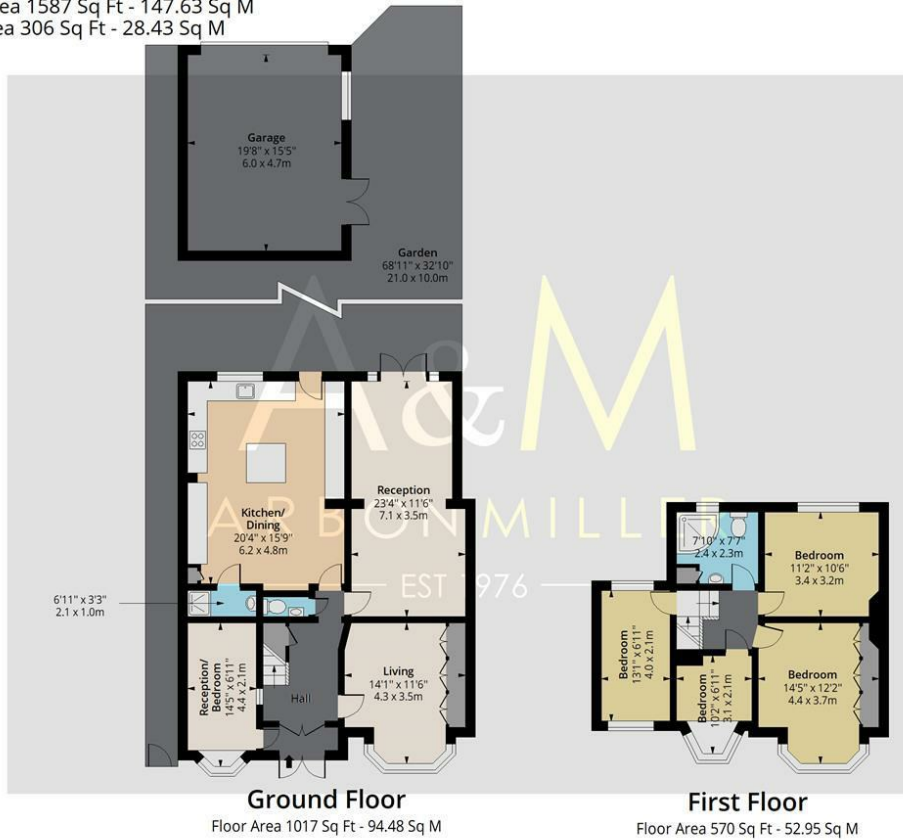
### AGENTS NOTE

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.



# Rosedene Gardens IG2

Approx. Gross Internal Area 1587 Sq Ft - 147.63 Sq M  
 Approx. Gross Garage Area 306 Sq Ft - 28.43 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>                            |                            |           |
| (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<br>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: 21/4/2026



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