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94 Ashurst Drive
Gants Hill, Essex IG2 6SA
Offers in excess of £625,000

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Offered chain free, this well-proportioned five bedroom mid-terrace home is ideally suited to the growing family, providing generous and flexible accommodation, two bathrooms, off street parking to the front, and the benefit of a freehold title. Positioned on a popular residential turning between Gants Hill and Newbury Park, the location is one of the property's greatest assets: an excellent choice of schooling is close at hand, with Gearies Primary, St Augustine's Catholic Primary and the Ofsted 'Outstanding' rated Fullwood Primary all within easy reach, along with the highly regarded Valentines High and Beal High for secondary education. Commuters are well served by Gants Hill and Newbury Park Central Line stations a short walk away, with the Elizabeth Line at Ilford close by and the A12, A406 and M11 readily accessible by car, while the shops, supermarkets, cafés and restaurants of Gants Hill and Barkingside High Street sit on the doorstep and open space at Valentines Park and Fairlop Waters is a short drive for weekends and family time. With no onward chain, early viewing is highly recommended.

ENTRANCE HALL

UPVC door with obscure double glazed inserts, obscure double glazed coloured leaded light style window, stairs to first floor, radiator, understairs storage cupboard, wood strip flooring.

THROUGH LOUNGE 27'10 x 13'1 (8.48m x 3.99m)

Five light double glazed bay with coloured leaded light style fanlights over, three double radiators, wood strip flooring, coved cornice, fireplace surround with tiled hearth, double glazed double doors with fixed sidelights and fanlights over leading to rear garden.

KITCHEN 12'2 x 5'11 (3.71m x 1.80m)

Range of wall and base units, working surfaces, cupboard and drawers, five burner gas hob with extractor fan over, electric under counter oven, recess for fridge/freezer, plumbing for washing machine and dishwasher, double bowl stainless steel sink top with mixer taps, tiled splashbacks, two light double glazed window with fanlights over.

FIRST FLOOR LANDING

Stairs to second floor.

BEDROOM ONE 14'9 x 12'2 (4.50m x 3.71m)

Five light double glazed bay with coloured leaded light style fanlights over, fitted wardrobes to one wall, matching fitted wardrobes with high level storage, chest of drawers and dresser, double radiator, spotlights to ceiling.

BEDROOM TWO 10'10 x 10'6 (3.30m x 3.20m)

Fitted wardrobes to one wall, two light double glazed window with fanlights over, radiator, cupboard housing boiler.

BEDROOM THREE 7'3 x 7'3 (2.21m x 2.21m)

Fitted wardrobes with high level cupboards, double glazed window with coloured leaded light style fanlights over, radiator.

BATHROOM 6'11 x 5'7 (2.11m x 1.70m)

Panel enclosed bath with mixer tap, hand held shower attachment and glazed side screen, vanity unit with wash hand basin and mixer tap, radiator, obscure double glazed window with fanlight over.

SEPARATE WC

Tiled walls, low level wc, obscure double glazed window.

SECOND FLOOR LANDING

Doors to all rooms.

BEDROOM FOUR 10'10 x 8'6 (3.30m x 2.59m)

Three light double glazed window, spotlights to ceiling, radiator. Door to:

BEDROOM FIVE 18'1 x 8'6 (5.51m x 2.59m)

Two double glazed skylight windows, eaves storage, radiator, spotlights to ceiling.

SHOWER ROOM 5'11 x 5'11 (1.80m x 1.80m)

Glass shower enclosure with mixer tap and hand held shower attachment, pedestal wash hand basin, low level wc, heated towel rail, tiled walls, extractor fan, obscure double glazed window.

REAR GARDEN

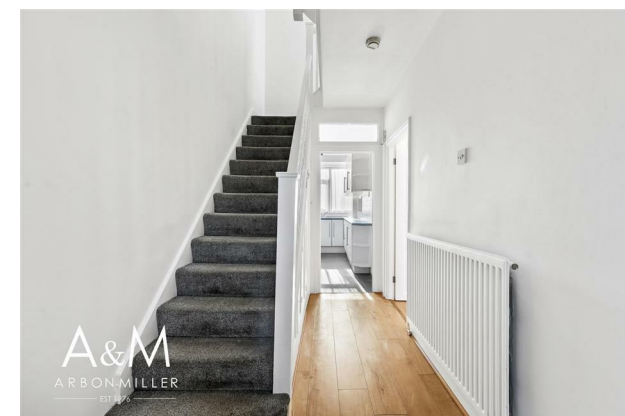
Approx. 55 ft - Patio area, lawn, mature tree and shrub border, storage shed on hardstanding to rear, pedestrian rear access.

FRONT GARDEN

Providing OFF STREET PARKING.

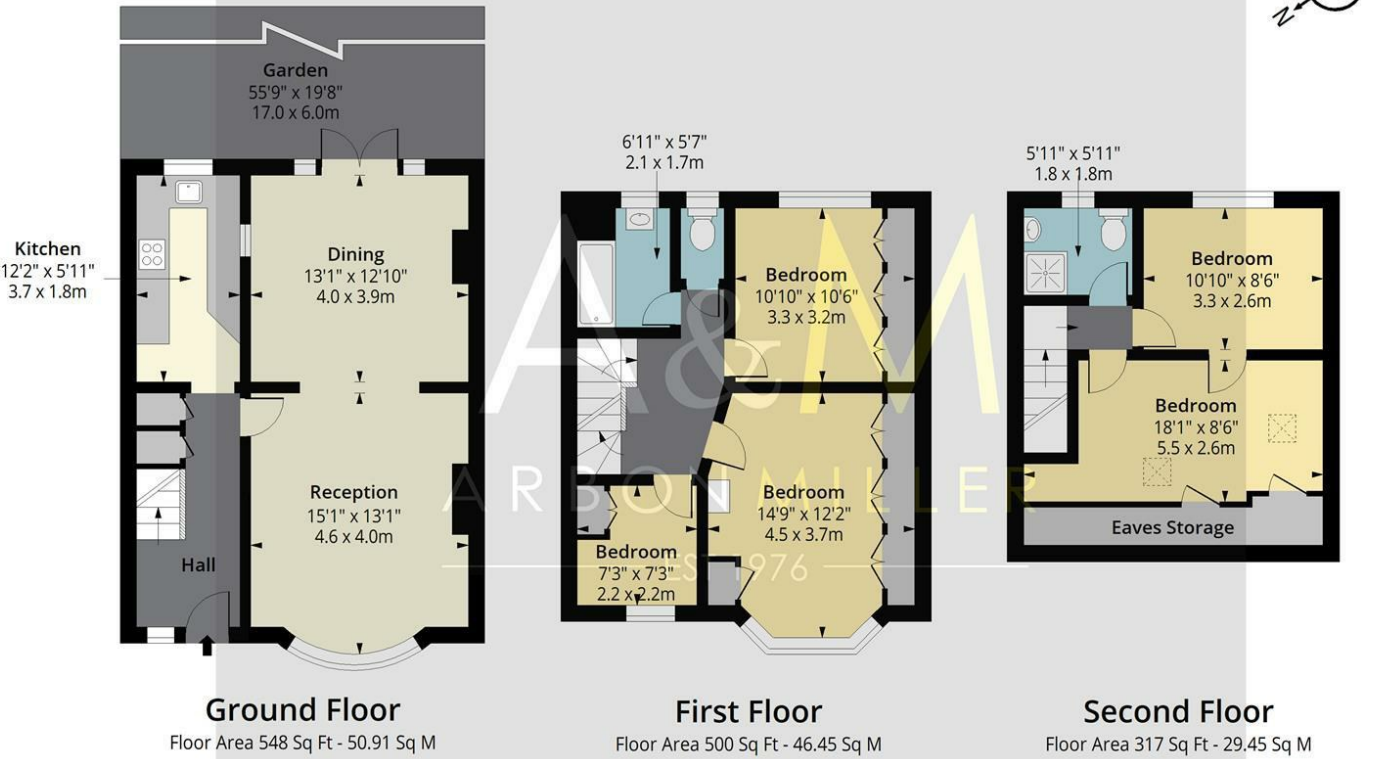
COUNCIL TAX

London Borough of Redbridge - Band D



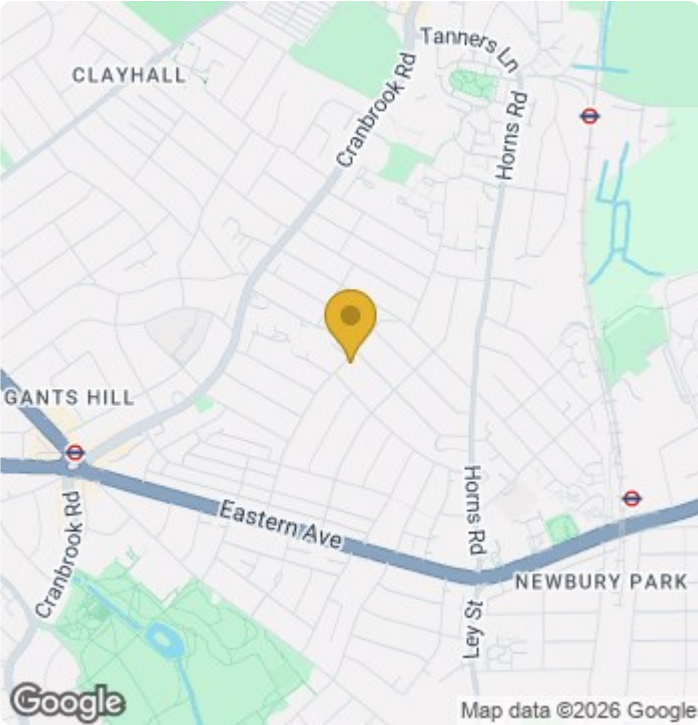
Ashurst Drive IG6

Approx. Gross Internal Area 1365 Sq Ft - 126.81 Sq M
Approx. Gross Eaves Storage Area 44 Sq Ft - 4.09 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: 21/9/2026



Energy Efficiency Rating

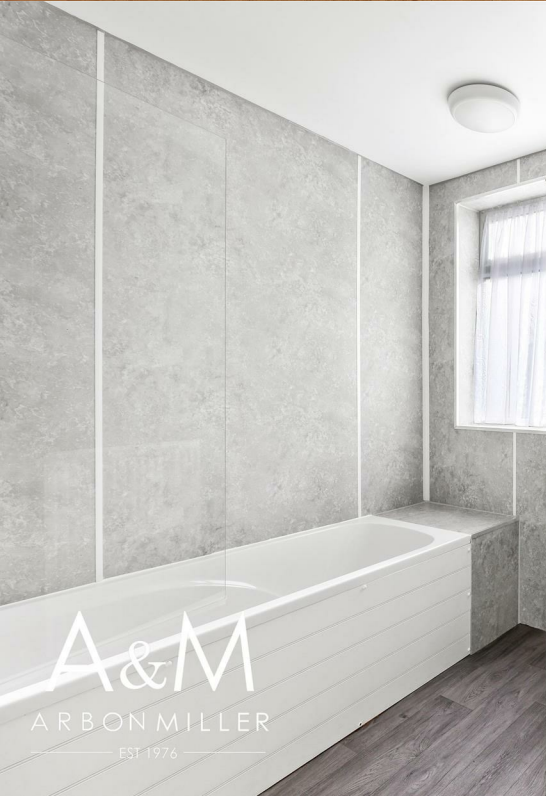
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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