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81 Rosedene Gardens  
Gants Hill, Essex IG2 6YD  
Price guide £675,000

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

PRICE GUIDE £675,000 - £725,000 - Arbon & Miller are delighted to offer for sale this immaculately presented three bedroom semi-detached family home, situated on one of Barkingside's most sought-after turnings. Extended to the rear and finished to an exceptional standard throughout, the property offers three reception rooms, a superb family-sized kitchen/diner, three well-proportioned bedrooms and a modern family bathroom. Externally, the home benefits from off-street parking to the front and a shared driveway leading to a garage, together with a well-maintained rear garden. Rosedene Gardens is ideally placed for families, falling within reach of some of Redbridge's most highly regarded schools, including Beal High School, Ilford County High School and Fullwood Primary. Gants Hill Central line station is approximately an 11-minute walk, with Barkingside and Newbury Park stations also within a mile, offering quick access into the City, Stratford and the West End, while the A12 and M11 provide convenient links by road. The shops, restaurants and amenities of Gants Hill and Barkingside High Street are close at hand, with Valentines Park and Fairlop Waters nearby for green open space. Offered freehold, early viewing is highly recommended.

### ENTRANCE PORCH

UPVC double leaded light style door with leaded light style fixed double glazed sidelights and fanlights over, obscure glazed leaded light style double glazed window, original coloured leaded light obscure glazed window, wooden entrance door with multi paned inserts and multi paned fixed sidelights leading to:

### ENTRANCE HALL

Stairs to first floor, understairs storage cupboard, double radiator, wood strip flooring, obscure double glazed window to flank, coved cornice, doors to:

### RECEPTION ONE 16'9 x 13'1 (5.11m x 3.99m)

Five light leaded light style double glazed bay with fanlights over, feature fireplace with marble hearth and gas fire, double radiator, wood strip flooring.

### RECEPTION TWO 14'5 x 11'6 (4.39m x 3.51m)

Double radiator, dado rail, wood strip flooring, coved cornice, two wall light points, bi folding doors leading to rear extension.

### KITCHEN 11'10 x 7'10 (3.61m x 2.39m)

Range of wall and base units, working surfaces, cupboards and drawers, one and half bowl sink top unit with mixer tap, tiled splashback, eye level double oven, four burner electric induction hob with extractor fan over, coved cornice, spotlights to ceiling, two light double glazed window with fanlight over. Open to:

### REAR EXTENSION 19' x 11'2 (5.79m x 3.40m)

Double radiator, wood strip flooring, coved cornice, double glazed sliding door with fixed sidelight, double glazed window to flank, further double radiator, door to:

### LOBBY AREA

Tiled floor, door to:

### CLOAKROOM

Tiled floor, wash hand basin, low level wc, radiator, tiled splashback, obscure double glazed window with fanlight over.

### FIRST FLOOR LANDING

Picture rail, obscure double glazed window to flank, access to loft, airing cupboard housing hot water tank, doors to:

### BEDROOM ONE 16'5 x 13'1 (5.00m x 3.99m)

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

### BEDROOM TWO 14'9 x 13'1 (4.50m x 3.99m)

Two light double glazed window with fanlight over, fitted wardrobes with matching low level storage, radiator, coved cornice.

### BEDROOM THREE 11'2 x 6'7 (3.40m x 2.01m)

Two light leaded light style double glazed window, obscure double glazed window to flank, picture rail.

### BATHROOM 8'6 x 8'7 (2.59m x 2.62m)

Panel enclosed bath with mixer tap and hand held shower attachment, low level wc, vanity unit with wash hand basin, tiled shower cubicle with mixer tap and hand held shower attachment, double radiator, part tiled walls, obscure double glazed window to flank, spotlights to ceiling, further obscure double glazed window.

### REAR GARDEN

Approx 46ft Patio area, paved pathway to side, outside lights, outside tap, lawn area, mature tree and shrub borders, tiled patio area to rear.

### FRONT GARDEN

Paved front garden providing OFF STREET PARKING for two vehicles

### GARAGE 18'8 x 7'3 (5.69m x 2.21m)

Double doors, power and lighting, eye level storage and further storage.

### FURTHER STORAGE ROOM 6'11 x 6'3 (2.11m x 1.91m)

Power and lighting.

### HOME OFFICE 9'6 x 6'7 (2.90m x 2.01m)

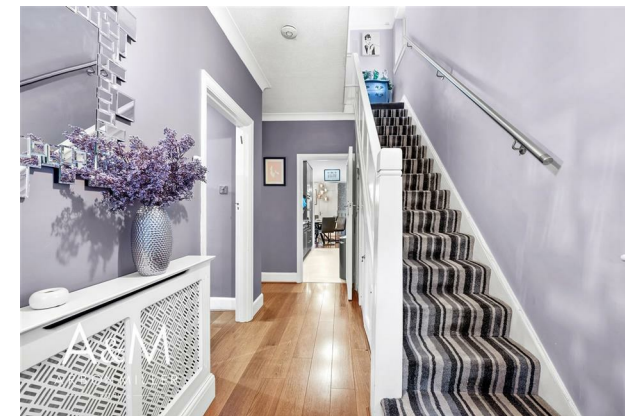
Double glazed windows, spotlights to ceiling, electric radiator.

### COUNCIL TAX

London Borough of Redbridge - Band F

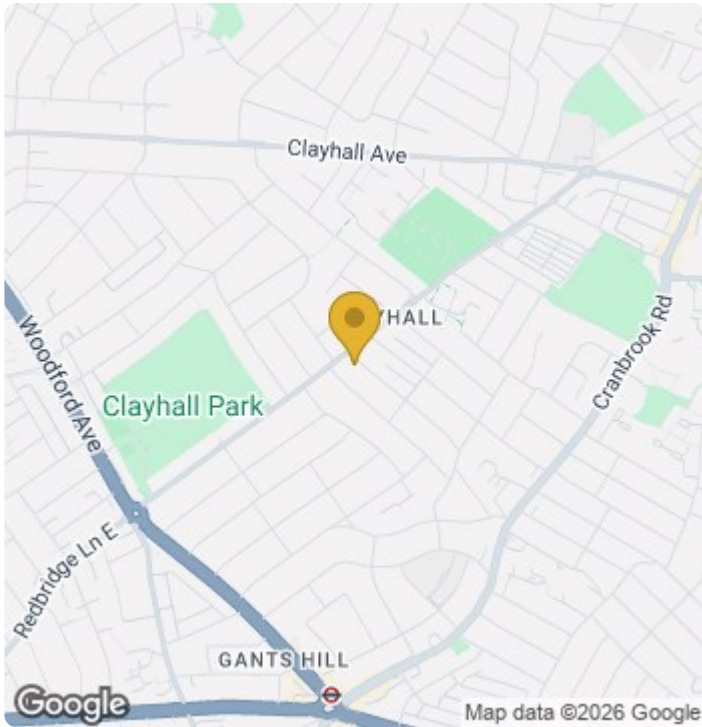
### AGENTS NOTE

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 1748 Sq Ft - 162.39 Sq M



## Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>81</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>64</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: 21/10/2026

