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59 Rosedene Gardens
Gants Hill, Essex IG2 6YD
Price guide £825,000



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CHAIN FREE *** PRICE GUIDE £825,000 - £850,000 *** Nestled in the desirable location of Rosedene Gardens, Gants Hill, this charming DETACHED extended family home offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families seeking ample living space. The home boasts two inviting reception rooms, providing versatile areas for relaxation and entertainment. One of the standout features of this residence is its three well-appointed bathrooms, ensuring that morning routines run smoothly for the entire family. The property has been meticulously maintained throughout, reflecting a high standard of care and attention to detail. Situated within the sought-after Beal School catchment area, this home is perfect for families prioritising education. Additionally, off-street parking is available, providing ease and security for your vehicles. This delightful home in Gants Hill is not just a property; it is a place where cherished memories can be made. With its excellent location and spacious layout, it presents a wonderful opportunity for those looking to settle in a vibrant community. Do not miss the chance to make this lovely house your new home.

ENTRANCE PORCH 6'8 x 3'8 (2.03m x 1.12m)

Composite door with leaded light style obscure double glazed inset with obscure glazed fixed sidelight, wood strip flooring, spotlights to ceiling and sensor, obscure double glazed window with fanlight over to flank, leaded light style double glazed double doors with fanlights over leading to:

ENTRANCE HALL 19'3 x 5'5 (5.87m x 1.65m)

Wood strip flooring, stairs to first floor, spotlights to ceiling, understairs storage cupboard, doors to:

SHOWER ROOM 6'6 x 3'9 (1.98m x 1.14m)

Double walk-in shower unit with glazed doors, mixer tap, hand held shower attachment and rainforest shower head over, low level wc, vanity unit with wash hand basin and mixer tap, heated towel rail, tiled walls, tiled floor, extractor fan, obscure double glazed window with fanlight over to flank.

FRONT RECEPTION 18'9 x 15 to extremes (5.72m x 4.57m to extremes)

Five light double glazed bay with fanlights over and bespoke shutters, built-in seating area with storage under, two vertical wall mounted radiators, wood strip flooring, spotlights to ceiling, further two light double glazed window with fanlights over and bespoke shutters.

KITCHEN/DINER EXTENSION 25'6 x 19'2 (7.77m x 5.84m)

Range of wall and base units, granite working surfaces, cupboards and drawers, five burner gas hob with extractor hood over, eye level double oven, feature island, wood strip flooring, two light double glazed window with fanlights over, spotlights to ceiling, lantern top skylight window, three vertical wall mounted radiators, bi folding double glazed doors, double glazed window with fanlight over, door to:

OFFICE 10'5 x 6'2 (3.18m x 1.88m)

Wood strip flooring, high level storage, extractor fan, vertical wall mounted radiator, door to:

UTILITY ROOM 9'6 x 6'2 (2.90m x 1.88m)

Range of wall and base units, working surfaces, plumbing for washing machine and dishwasher, tiled floor, extractor fan,

STORE ROOM 10'4 x 6'2 (3.15m x 1.88m)

UPVC double glazed door to rear garden. Power and lighting

FIRST FLOOR LANDING

Access to loft, spotlights to ceiling, obscure double glazed window with fanlight over to flank, doors to:

BEDROOM ONE 15'1 into bay x 11'9 (4.60m into bay x 3.58m)

Five light double glazed bay with fanlights over with bespoke fitted shutters, two vertical wall mounted radiators, spotlights to ceiling, door to:

ENSUITE DRESSING AREA 7'8 x 6'2 (2.34m x 1.88m)

Fitted wardrobes, spotlights to ceiling, bi folding door to:

ENSUITE SHOWER ROOM 6'2 x 4'6 (1.88m x 1.37m)

Walk-in shower with mixer tap, hand held shower attachment and shower screen, vanity unit with wash hand basin and mixer tap, low level wc, tiled walls, tiled floor, heated towel rail, extractor fan, two light obscure double glazed window with fanlight over.

BEDROOM TWO 14'5 x 11 (4.39m x 3.35m)

Three light double glazed window with fanlights over and bespoke shutters, fitted wardrobes to one wall, spotlights to ceiling, wall mounted vertical radiator.

BEDROOM THREE 11'6 x 7'9 (3.51m x 2.36m)

Two light double window with fanlights over and bespoke shutters, fitted wardrobes to one wall, vertical wall mounted radiator, spotlights to ceiling.

BEDROOM FOUR 14'5 x 6'2 (4.39m x 1.88m)

Two light double glazed window with fanlight over and bespoke shutters, fitted wardrobes to one wall, vertical wall mounted radiator, spotlights to ceiling.

FAMILY BATHROOM 8'4 x 6'5 to extremes (2.54m x 1.96m to extremes)

Tiled enclosed bath with mixer tap, further mixer tap with hand held shower attachment and rainforest shower head, inset shelving, vanity unit with wash hand basin and mixer tap, low level wc, wall mounted heated rail, tiled walls, tiled floor,

extractor fan, spotlights to ceiling, obscure double glazed window with fanlight over, further obscure double glazed window.

FRONT GARDEN

Paved OFF STREET PARKING for multiple vehicles.

REAR GARDEN

Paved patio area, decking area, mature trees and shrubs, remainder laid to lawn, outside tap, outside light, power, pedestrian side access.

COUNCIL TAX

London Borough of Redbridge - Band E

AGENTS NOTE

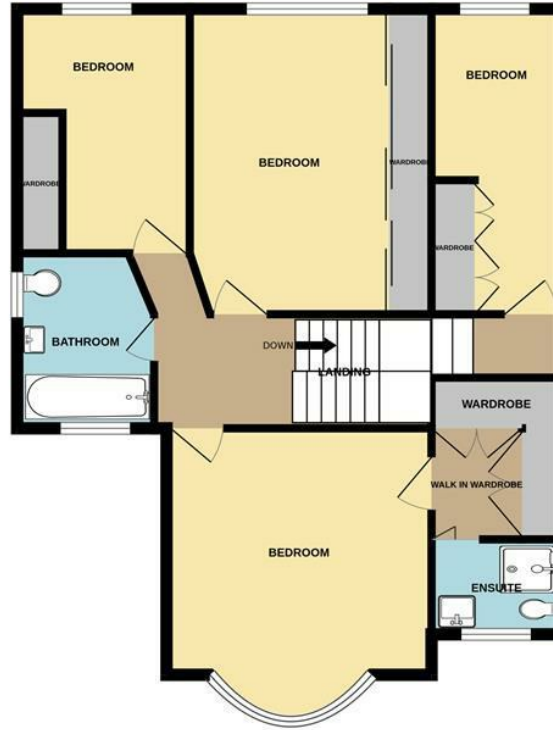
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services 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
1013 sq.ft. (94.1 sq.m.) approx.

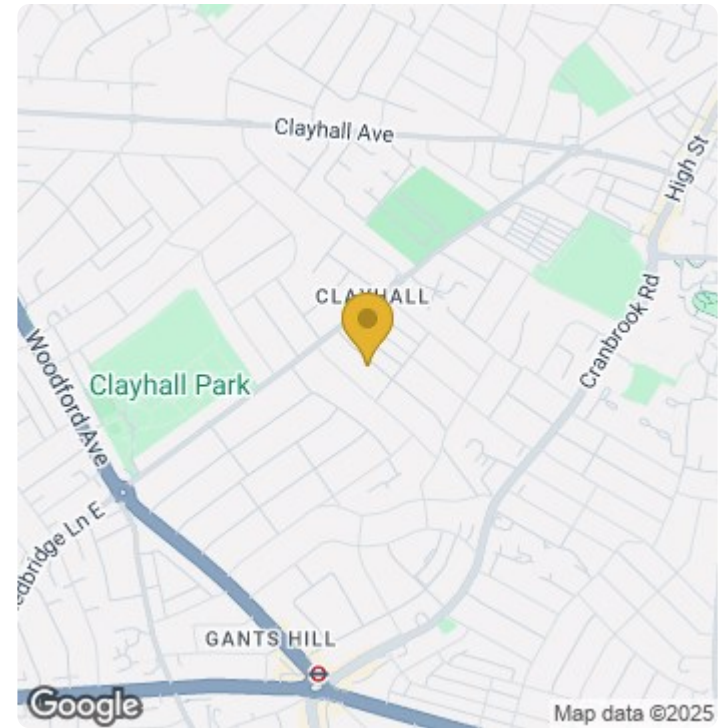


1ST FLOOR
733 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA : 1746 sq.ft. (162.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	38	
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC





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