



BOWDEN  
BRADLEY



68 Queenborough Gardens  
, Gants Hill, IG2 6YB

Price £700,000



# 68 Queenborough Gardens

, Gants Hill, IG2 6YB

Guide Price £700,000 - £750,000

Charming Queenborough Gardens, Gants Hill, this splendid end-terrace house offers a perfect blend of space and comfort, making it an ideal choice for families. The property boasts four generously sized bedrooms, providing ample room for relaxation and privacy. With three well-appointed reception rooms, there is plenty of space for entertaining guests or enjoying family time.

The house has been thoughtfully extended to both the side and rear, enhancing its living space while maintaining a well-presented interior throughout. The two modern bathrooms ensure convenience for busy households, while the large garden offers a delightful outdoor retreat, perfect for children to play or for hosting summer gatherings.

Situated on a popular tree-lined road, this property is located within close proximity to highly sought-after schools, making it an excellent choice for families prioritising education. Additionally, Gants Hill Station is just over half a mile away, providing easy access to central London and beyond.

For those with vehicles, the property includes off-road parking for two cars, along with a garage, ensuring that parking is never a concern. This home truly encapsulates the essence of family living in a desirable location, combining comfort, convenience, and community. Do not miss the opportunity to make this wonderful house your new home.

Bowden Bradley Estate Agents are the seller's agent for this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.

Front





Hallway

Living Room  
16'2" x 11'5" (4.95 x 3.5)

Lounge  
14'6" x 10'5" (4.42 x 3.18)

Kitchen  
10'7" x 11'8" (3.25 x 3.56)

Shower Room  
11'8" x 2'4" (3.58 x 0.72)

Dining Room  
11'6" x 18'11" (3.53 x 5.79 )

Landing

Bedroom  
16'11" x 9'10" (5.16 x 3.02)

Bedroom  
16'4" x 6'11" (4.98 x 2.13)

Bedroom  
11'6" x 10'0" (3.53 x 3.05)

Bedroom  
8'2" x 6'5" (2.49 x 1.96 )

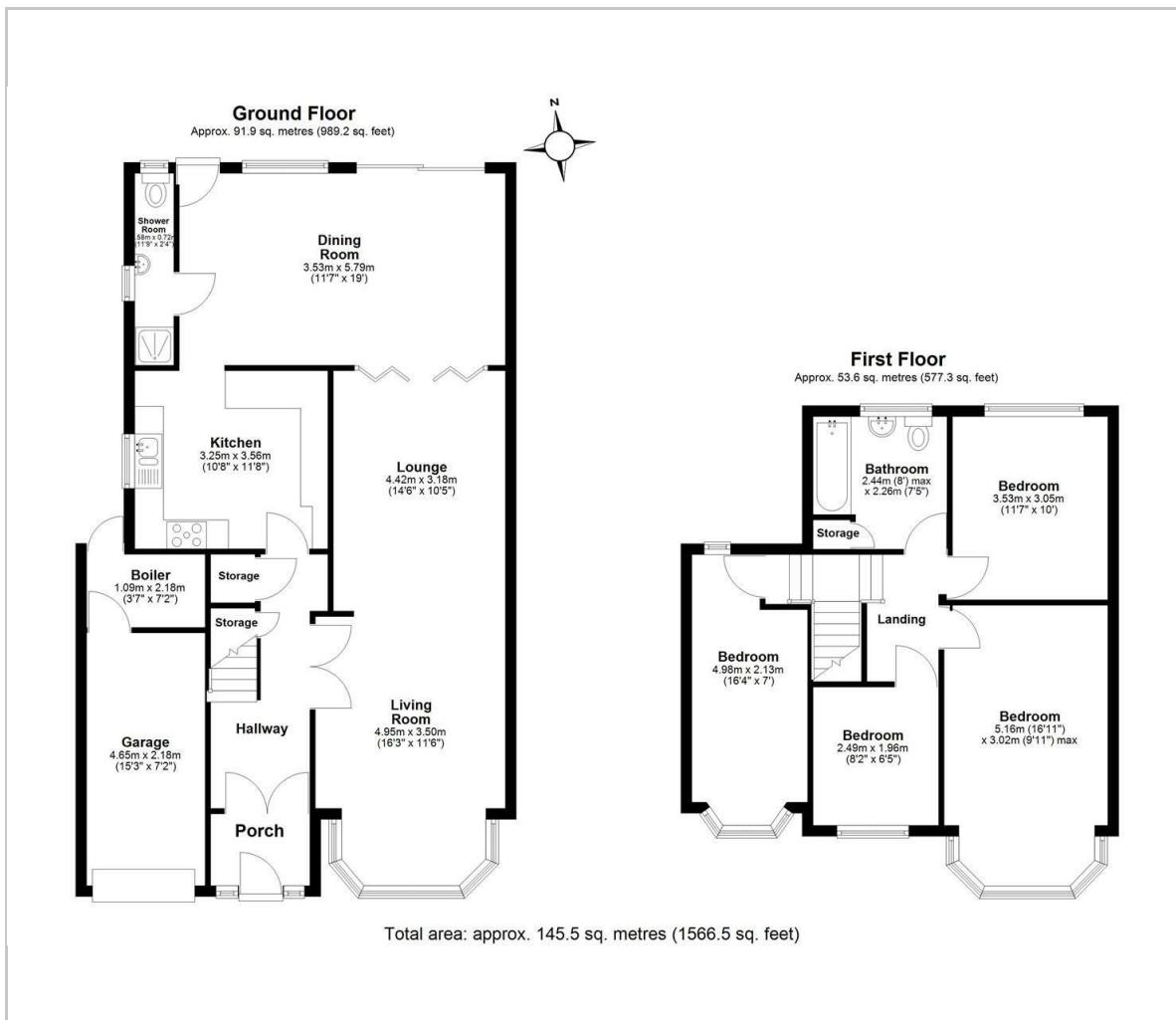
Bathroom  
8'0" x 7'4" (2.44 x 2.26)

Garage

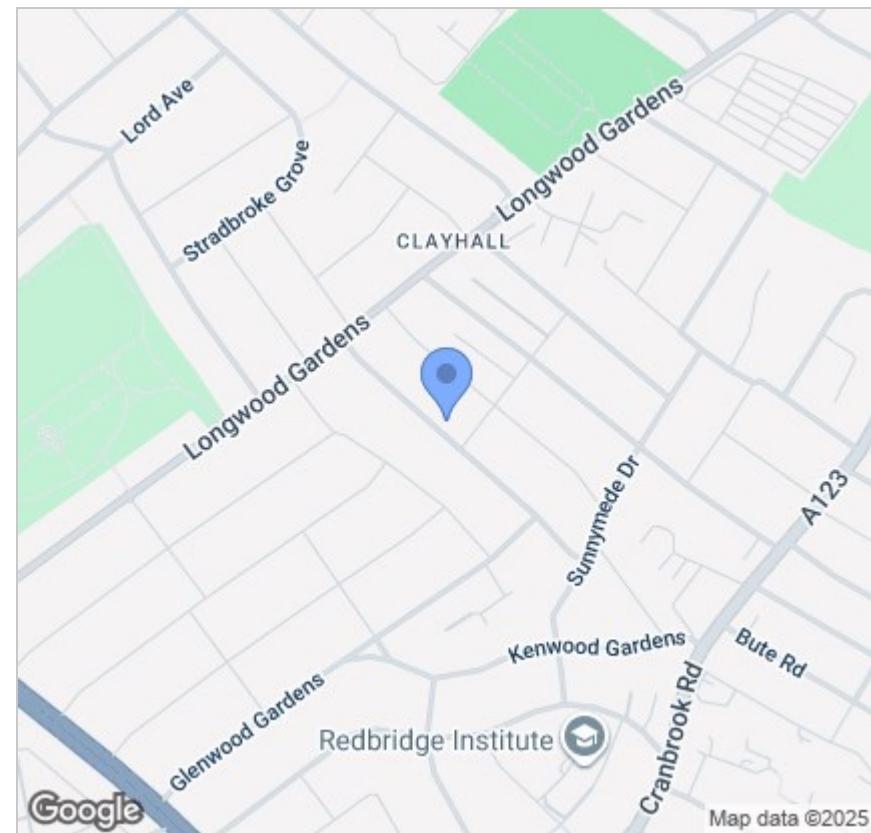
Garden



## Floor Plan



## Area Map



## Energy Efficiency Graph

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			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			

## Viewing

Please contact our Bowden Bradley Office on 0208 0593 593 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.