

Headley Drive,
Gants Hill IG2 6LU

650,000



- Separate Living Room
- Separate Dining Room
- Large Fitted Kitchen
- First Floor Family Bathroom
- Separate WC
- Second Floor Shower Room WC
- Generous Size Bedrooms
- Large Double Detached Garage at Rear
- Private Rear Garden

Ref: PRA10636

Viewing Instructions: Strictly By Appointment Only

General Description

NO CHAIN: LARGE 4 BED 2 BATH FAMILY HOUSE: Located in the heart of Gants Hill is this extended family house with just a short walk to the Central Line tube, local schools and amenities CALL NOW

Accommodation

Ground Floor Accommodation

Entrance Porch

Hallway

Living Room (13' 11" x 12' 7") or (4.23m x 3.84m)

Dining Room (14' 1" x 10' 9") or (4.28m x 3.28m)

Kitchen (10' 6" x 8' 3") or (3.21m x 2.51m)

First Floor Accommodation

Landing

Bedroom 1 (13' 9" x 10' 8") or (4.18m x 3.24m)

Measured up to wardrobes

Bedroom 2 (14' 1" x 8' 11") or (4.29m x 2.71m)

Measured up to wardrobes

Bedroom 3 (7' 8" x 7' 4") or (2.33m x 2.24m)

Family Bathroom

Separate Wc

Second Floor Accommodation

Bedroom 4 (18' 7" x 9' 10") or (5.66m x 3.00m)

Shower Room Wc

Outside

Rear Garden

Detached Garage

Off Road Parking

Services

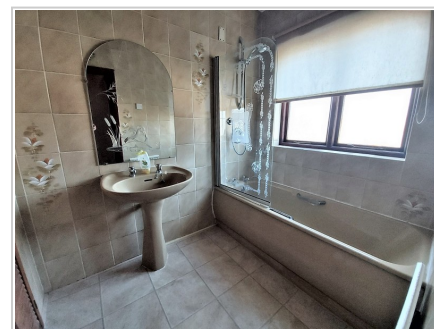
EPC Rating:52

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified

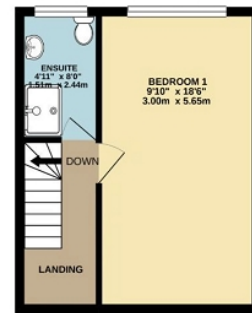
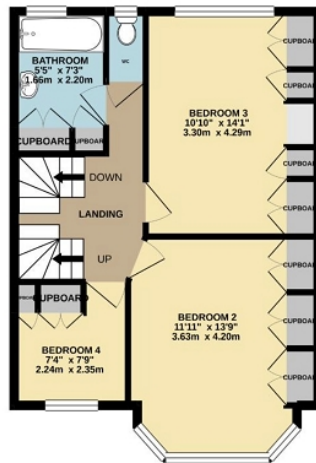
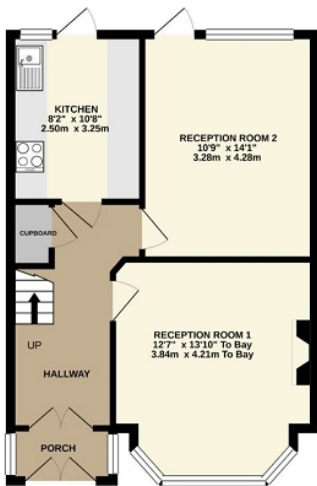




GROUND FLOOR
512 sq.ft. (47.5 sq.m.) approx.

1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.

2ND FLOOR
274 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA : 1281 sq.ft. (119.0 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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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.