



## Headley Drive, Gants Hill, IG2 6LU

### Offers in excess of £400,000

Sandra Davidson are pleased to present a wonderful opportunity to acquire this Maintained, family home situated in Gants Hill within walking distance to Gants Hill Central line stations, local shops and amenities. The property features two receptions, fitted kitchen, three bedrooms, family bathroom, rear garden and a detached garage to the rear. The property can only be appreciated by an internal inspection and comprises:-

- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Bathroom
- Separate w.c
- Double Glazed
- Detached garage
- Chain Free
- Scope to Extend (s.t.p)





## **ENTRANCE**

Partly glazed UPVC doors to entrance hall with fitted carpet, radiator, picture rail, coving, carpeted stairs to first floor, understairs storage and meters cupboard, door to:-

## **RECEPTION ONE**

Double glazed bay window to front, fitted carpet, picture rail, wall mounted storage heater, coving, wall mounted gas fire.

## **RECEPTION TWO**

Double glazed French doors and leaded side lights to rear, fitted carpet, radiator, wooden fire surround with inset gas fire, fitted carpet, picture rail.

## **KITCHEN**

Fitted wall and base units, single bowl single drainer sink unit, free standing gas oven and hob, fitted storage units, double glazed door and casement window to rear, partly tiled walls, tiled flooring, floor mounted boiler.

## **LANDING**

Fitted carpet, radiator, access to loft space, picture rail.

## **BEDROOM ONE**

Double glazed bay window to front with radiator under, fitted carpet, built-in wardrobes to alcove.

## **BEDROOM TWO**

Double glazed window to rear with radiator under, vinyl flooring, picture rail, tiled fire surround, built-in wardrobes to alcove.

## **BEDROOM THREE**

Double glazed window to front, fitted wardrobe, radiator, picture rail, fitted carpet.

## **FAMILY BATHROOM**

White suite comprising panelled bath, pedestal wash hand basin, towel rail, double glazed opaque window to rear, partly tiled walls, fitted carpet, built-in airing cupboard housing water tank.

## **SEPARATE W.C**

High level flush w.c, fitted carpet, partly tiled walls, double glazed opaque window to rear.

## **REAR GARDEN**

The rear garden is approximately 19 meters with paved patio area, remainder lawn, outside tap for hose, brick built raised flower bed.

## **DETACHED GARAGE**

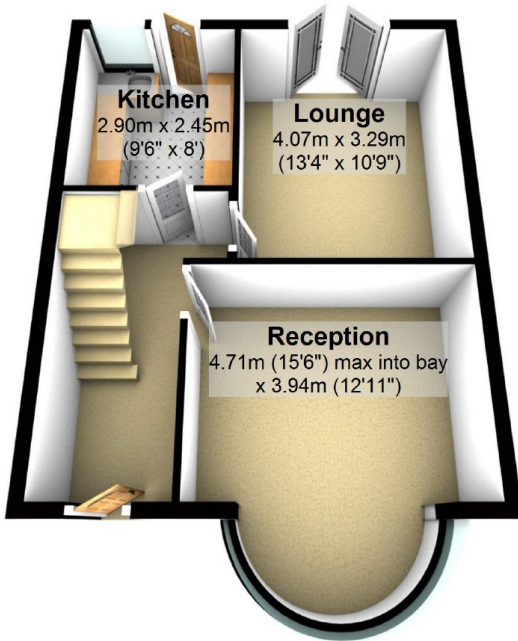
Via rear access road with side opening wooden doors and storage.





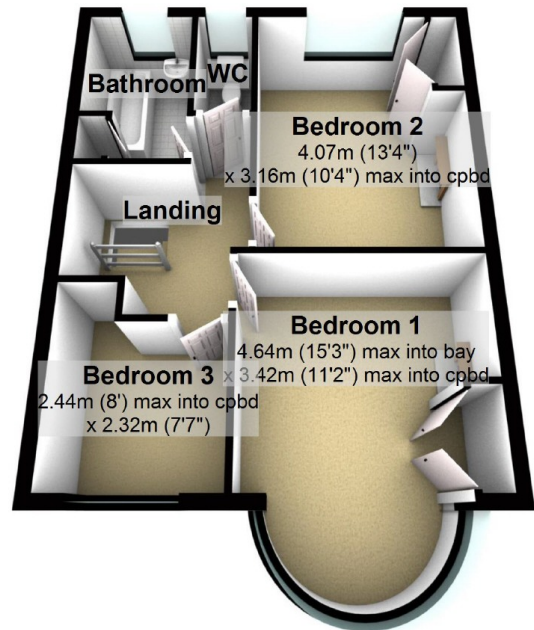
### Ground Floor

Approx. 43.8 sq. metres (471.6 sq. feet)



### First Floor

Approx. 44.1 sq. metres (474.7 sq. feet)



Total area: approx. 87.9 sq. metres (946.3 sq. feet)

This plan is for illustration purposes only and may not be representative of the property. Plan created by Sandra Davidson Estate Agents [www.sandradavidson.com](http://www.sandradavidson.com)  
Plan produced using PlanUp.