

## Stunning Condition!

Milton Crescent, Gants Hill, Ilford, Essex, IG2 6DW  
Guide Price £725,000 - £750,000 Freehold



## Milton Crescent, Gants Hill, Ilford, Essex, IG2 6DW

An amazing, fully re-furbished and extended five bedroom property, with a stunning kitchen/diner and beautiful bi-folding doors leading to the garden, four bathrooms, located within close proximity of Gants Hill Tube Station, ideal for that daily commute



### Highlights

- Five Bedrooms
- Four Bathrooms
- Amazing Kitchen / Diner
- Underfloor Heating
- Ready To Move Into
- Gants Hill Station
- Valentines School Catchment
- No Chain



### Entrance Hall

Laminate flooring, radiator, cupboard housing electric meter and fuse board, understairs storage cupboard and access to all ground floor rooms

### First Floor Landing

Carpets, smoke alarm, spotlights, access to all first floor rooms and stairs leading to second floor

### Reception One 18'10" x 9'10" (5.74m x 3.00m)

Double glazed bay window to front, laminate wood effect flooring, two radiators and open to kitchen/diner

### Bedroom One 13' x 11'2" (3.96m x 3.40m)

Double glazed window to front, carpets, radiator and door to en-suite

### Reception Two 13' x 10'4" (3.96m x 3.15m)

Double glazed window to front, carpets and radiator

### En-Suite

Double shower enclosure with sliding doors, low level flush WC, wash hand basin with vanity unit, extractor hood, spotlights, chrome towel rail, tiled walls and tiled flooring

### Ground Floor Shower

Double shower enclosure with sliding door, modern suspended WC, wash hand basin with vanity unit, tiled flooring, tiled walls, chrome towel rail, spotlights and extractor fan

### Kitchen/Diner 21'7" x 18'4" narrows 13'2" (6.58m x 5.59m)

Double glazed bi-folding doors leading to garden which open up to large decking area, double glazed window to rear, double glazed window to side, fully fitted wall and base units with light granite work surfaces, one and half bowl sink unit, integrated gas hob with extractor hood above, integrated double oven, integrated fridge freezer, integrated dish washer, integrated washing machine, large pull out larder cupboard, spotlights, smoke alarm, large Atrium Skylight, tiled flooring and under floor heating



### **Bedroom Two 12'8" x 10'4" (3.86m x 3.15m)**

Double glazed window to front, carpets and radiator

### **Family Bathroom**

Double glazed obscure window, square panel bath with shower over and shower screen, wash hand basin with vanity unit, low level flush WC, chrome towel rail, fitted mirror, spotlights, extractor fan, tiled flooring and tiled walls

### **Bedroom Three 8'4" x 7'7" (2.54m x 2.31m)**

Double glazed window to rear, carpets and radiator

### **Second Floor Landing**

Carpets, spotlights, smoke alarm, double glazed window to rear and access to all second floor rooms









### Front Garden

Off street parking to front (Curb is not yet lowered but has been ordered via Redbridge Council)

### Rear Garden 65' (19.81m)

Large raised decking area, steps leading down to large lawn area with fence boundaries

### Bedroom Four 15' narrows 12' x 9'3" (4.88m x 2.82m)

Double glazed French doors leading to rear with Juliette balcony, radiator and double glazed skylights window to front. (This room has restricted head height)

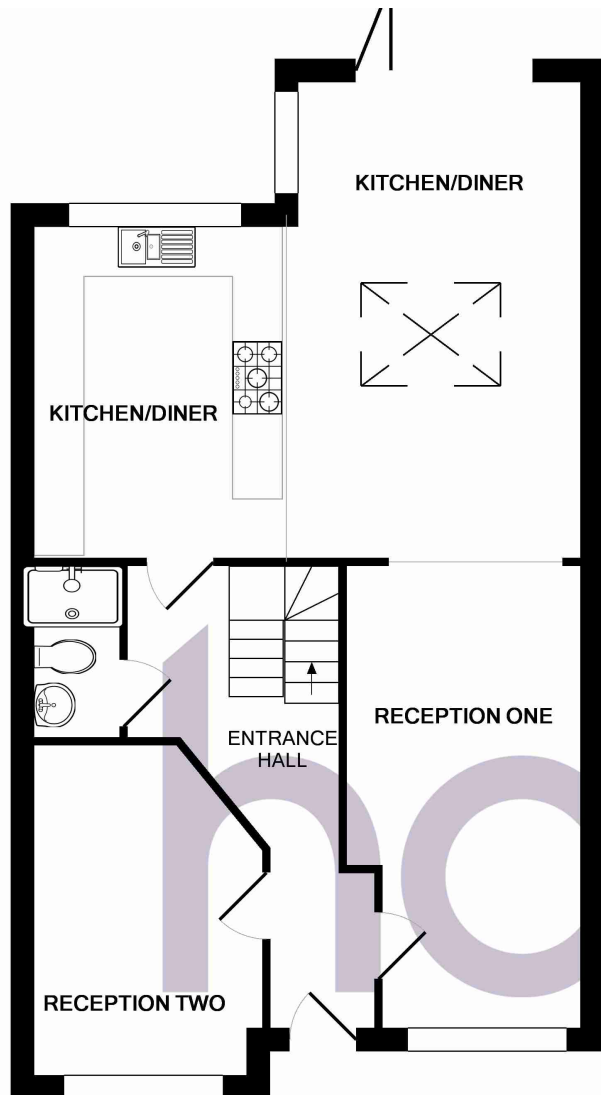
### Bedroom Five 15'9" narrows 12' x 7'5" (4.80m x 2.26m)

Double glazed French doors leading to rear with Juliette Balcony, radiator, door leading to large walk in storage cupboard housing heating boiler and mega flow pressurized water tank

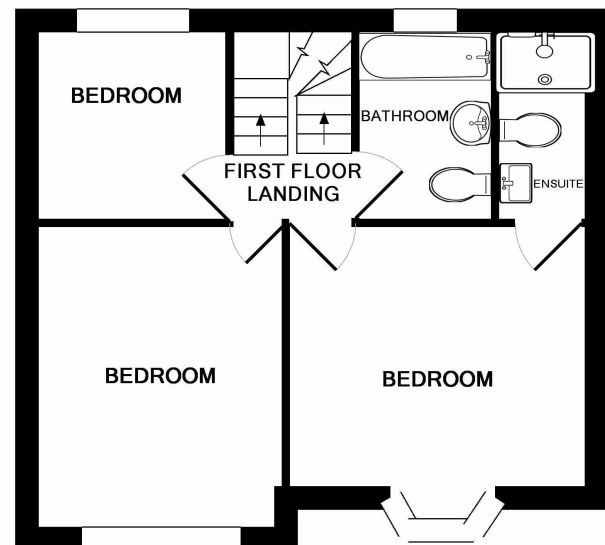
### Shower Room

Double glazed Velux window to front, curved shower enclosure, low level flush WC, wash hand basin with vanity unit, tiled flooring, tiled walls and chrome towel rail

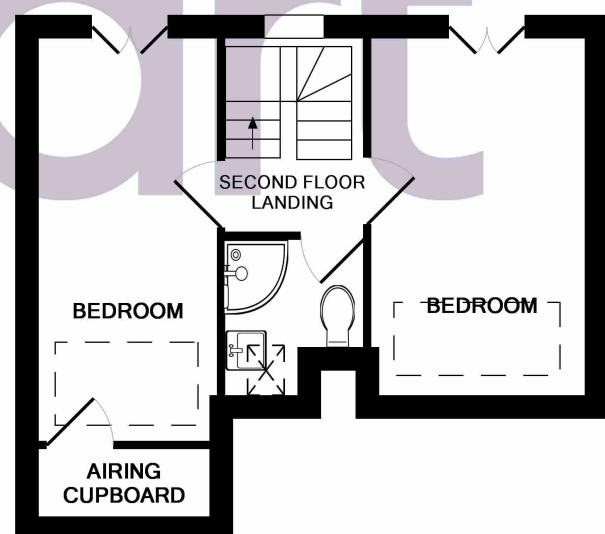




GROUND FLOOR



1ST FLOOR



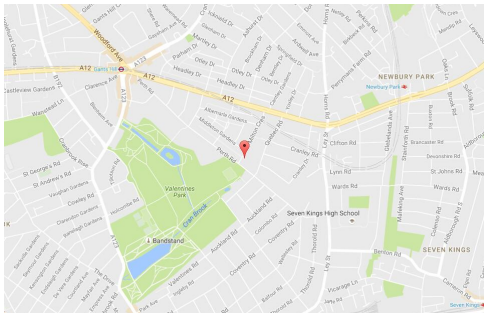
2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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### Location

Milton Crescent is located directly off Perth Road which is within close proximity to Gants Hill Station, Valentines High School and Valentines Park



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

### Environmental (CO<sub>2</sub>) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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