



## Martley Drive, Gants Hill, IG2 6SH

### Offers In Excess Of £600,000



**\*\* 3 BED HOUSE WITH LOFT ROOM AND LARGE L SHAPED GARDEN PLOT IN GANTS HILL \*\***

**\* VIRTUAL TOUR ONLINE \***

OC Homes is delighted to present to the sales market, this lovely terraced house with off street parking and a larger than average L shaped garden in Gants Hill, IG2. The property has huge scope for development with potential for further rear extension and full dormer loft conversion. It is ideally located within walking distance of Gants Hill Tube Station (Central Line) and has some excellent local amenities.

The property is ideal for families and offers great internal living accommodation and a huge garden space as well as off street parking. Accommodation comprises; ground floor - entrance hallway, reception room, second reception room, dining room with open plan kitchen, ground floor shower room, and large private garden extending out to almost 130ft. The first floor boasts three bedrooms and two piece bathroom suite with separate w/c, with stairs up to the loft room which is used as fourth bedroom and has potential to be turned into a large bedroom with en-suite bathroom with the creation of a full dormer conversion (STPP).

Externally there is a large garden to the rear which extends to almost 130ft and cuts into the rear of the neighbouring property, providing a larger than average outside space. There is also off-street parking to the front. The property is offered chain free, is situated ideally for easy access into London with a choice of transport links and also boasts many local amenities including shops, restaurants, gyms and green spaces all within easy reach. To arrange a viewing exclusively through OC Homes, please call the sales team now.

- THREE BED WITH LOFT ROOM
- LARGER THAN AVERAGE REAR GARDEN
- SCOPE FOR FURTHER EXTENSIONS
- OFF STREET PARKING
- IDEAL FAMILY HOME
- EXCELLENT TRANSPORT LINKS
- LOTS OF LOCAL AMENITIES
- CHAIN FREE

### Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.







Martley Drive, IG2

137.9 sq m / 1484 sq ft



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(38-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(38-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	



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