



**Earlswood Gardens, Clayhall IG5**

**Guide Price  
£700,000/750,000**





**Three Generous Size Bedrooms**  
**Through Lounge/Diner**  
**Rear Reception Extension**  
**Modern Kitchen**  
**Ground Floor Cloakroom**  
**Double Glazing**  
**Garage Shared Drive way**  
**Off Street Parking**  
**Well Presented Throughout**





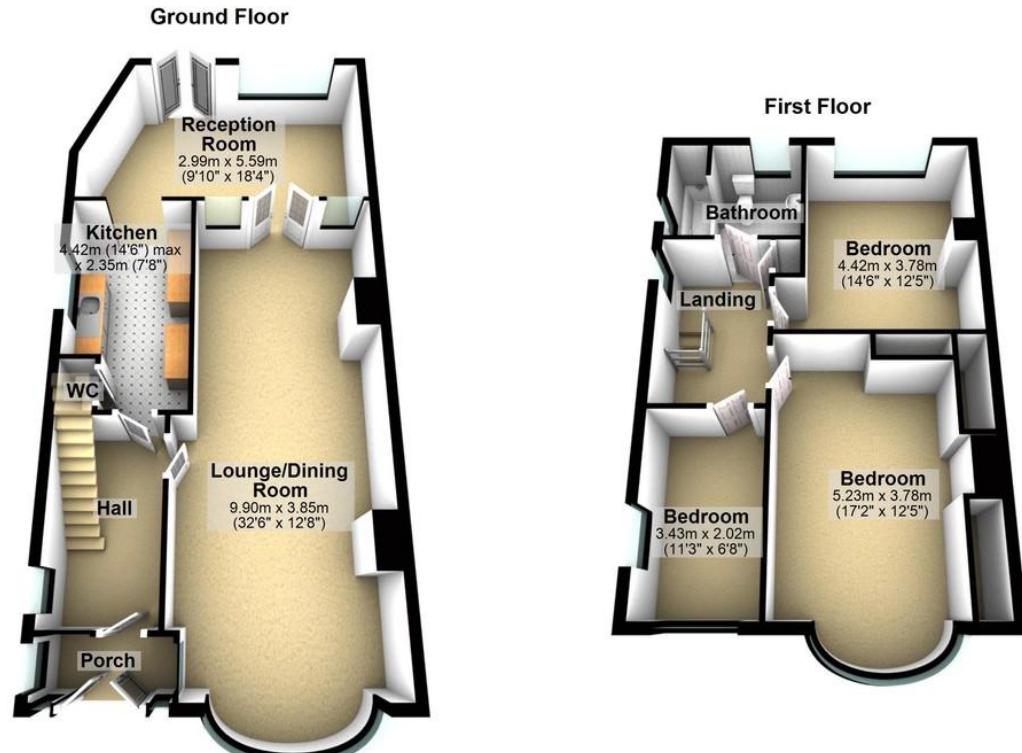
\*\* EXTENDED AND WELL PRESENTED FAMILY HOME ON SOUGHT AFTER WOODS ESTATE \*\* Located within this residential turning off Longwood Gardens is this extended and spacious family home. The property offers three good size bedrooms, and a modern family bathroom, with the ground floor comprising of a through lounge/diner, modern kitchen, ground floor cloakroom and a rear reception extension. Subject to planning further extensions to this property should be possible. The rear garden is well secluded and is mostly laid to lawn with a good size patio area, there is a single garage approached via a shared driveway, and additional off street parking to the front. The property is within the catchment for Parkhill & Beal High school and in our opinion is certainly worthy of an internal inspection.





**Council Tax Band**  
**F**

**EPC Rating**  
**D**



Total area: approx. 127.4 sq. metres (1371.1 sq. feet)

**PLEASE NOTE:** These particulars are prepared as a general guide in accordance with the Property Misdescriptions Act (1991) and are not intended to constitute part of an offer or contract. Whilst every effort has been made to ensure their accuracy, no responsibility is taken for error. Appliances and fittings have not been tested. All measurements shown are estimates only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

**Please contact our office at**

176 Longwood Gardens  
Ilford, Essex  
IG5 0EW  
**02082201500**

**sovereign-house.com**  
homes@sovereign-house.com



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