

# 12

LONGWOOD  
GARDENS



**mihomes**  
property agents



## *traditional & generously sized five bedroom family home*

*guide price  
£900,000 - £950,000*

*this wonderful, double fronted, warm abode, includes five spacious bedrooms expanding into a truly magnificent open green space with its enchanting garden, off-street parking for numerous vehicles and proximity to gants hill tube station.*



### *description*

the home offers many attractive characteristics including feature fireplaces, sizeable bedrooms and well-maintained rooms with clean and modern décor throughout.

there is a vast living and dining area brought together by an attractive archway, providing a contemporary but cosy living space. large and light, it offers ample space for both relaxing and dining – ideal for family life or entertaining.

the kitchen offers a wealth of storage and areas for appliances with stunning sleek fitted units and

plenty of cupboards – as well as direct access to the rear garden.

the garden is well manicured and offers two sheds, allowing for plenty of storage or hobby space. mature planting always ensures privacy, while fencing adds to the seclusion and security of the outdoor space.

five large bedrooms occupy the first floor, which are well served by two bathrooms which are tiled throughout and fitted with chrome fixtures and fittings.







## location

this delightful home is centred within a community that offers local shops, schools and main line stations as well as plenty of greenery and open spaces.

gants hill tube station is around half a mile away and situated on the central line, so perfect for journeys in and out of london. close by are both ilford and seven king's br stations which are on the elizabeth line giving access to further services - while the m11, north circular and a12 roads are within easy reach.

when it comes to education there are plenty of establishments to choose from including a range of primary schools such as redbrige, parkhill and gearies and a wealth of secondary options including sixth form and denominational choices.

redbrige primary school is a large four form entry school which prides itself on being an inclusive school with a family feel. at parkhill junior school, the staff aims to create an atmosphere where the children find themselves in a stimulating

environment and want to come to school each day. beal high school offers a diverse, vibrant community with a strong sense of mutual respect and a high expectations inclusive culture. students experience a rich, varied curriculum which unlocks their potential, ensuring outstanding outcomes and confident progression for all. valentines high school is a multi-cultural, mixed comprehensive school, with around 1400 students which aims to work in partnership with students, parents, staff and the community to provide opportunities for all.

when it comes to outdoor space, the home is situated within a stone's throw away to clayhall park, which is a statement park within the area, in addition to being close to valentines and wanstead parks, as well as many leisure opportunities, shops, restaurants and more - all contributing to the factors making this a highly desirable residential area





## floorplan:

12 longwood gardens,  
ilford, ig5 oba

council tax band:  
f

epc:  
tbc

*this plan is for layout purposes only. not drawn to scale unless stated. window and door opening are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (id: 1042765)*



## Longwood Gardens, IG5

Approximate Gross Internal Floor Area  
2259 sq ft / 209.9 sq m  
Reduced Headroom = 9 sq ft / 0.8 sq m  
Sheds = 86 sq ft / 8.0 sq m  
Total = 2354 sq ft / 218.7 sq m



## overview

- potential to extend (stpp) | double fronted family home |
- complete chain | five bedrooms |
- large rear garden | semi-detached |
- side access | off street parking for multiple cars via driveway |
- ground floor wc |

## 5 reasons you can trust us to secure your new home

- 1 dedicated whatsapp group for effective sales progression
- 2 low fall through rate (just 6.5%) compared to a national average of over 35%
- 3 an average of 9 weeks between sale agreed and completion
- 4 outstanding client service (4.9/5 stars from over 350 google reviews)
- 5 over 80% of generated business solely via recommendations

*we would love to help you make this dream a reality.*

*let's talk.*

020 7323 9574

hello@mi-homes.co.uk

9 onslow parade, hampden square, southgate, n14 5jn

mi-homes.co.uk

mihomes propertyagents

mi.homes

mihomes