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13 Keswick Gardens
Redbridge, Essex IG4 5NF
Offers in excess of £700,000

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Arbon & Miller are pleased to offer this immaculately presented and extended four bedroom terrace family home, situated within close proximity to the ever popular Beal High & Redbridge Primary schools. Ideally positioned for local amenities and close walking distance to both Gants Hill & Redbridge Central Line tube stations, offering direct access to Stratford within approx 10 minutes and Liverpool Street within approx 19 minutes.. The property has been maintained to a high standard with many fine features throughout. The ground floor offers a 27' Through Lounge with Separate 14' Dining Room, Modern 13'10 Kitchen, Shower room and designated Utility Room. The first floor consists of four well-proportioned bedrooms and a 6'6 Family Bathroom. The outstanding interior is complimented by a meticulously maintained Rear Garden with 23' Detached Summer/Garden Room, which can be enjoyed for multi-purpose use and entertainment space. There is off street parking to front for multiple vehicles. Rare to the market, this property is an ideal family home and must be viewed to be fully appreciated.

ENTRANCE PORCH 8'4 x 2'2 (2.54m x 0.66m)

Aluminium leaded light style double glazed entrance door with double glazed leaded light style fixed sidelights and fanlights over, wall light point, leaded light style double glazed wooden door with obscure fixed sidelight and fanlight leading to:

ENTRANCE HALL 5'9 x 5'9 max (1.75m x 1.75m max)

Wood strip flooring, coved cornice, ceiling rose, stairs to first floor with chrome effect hand rail and feature balustrade, double radiator, doors to:

THROUGH LOUNGE 27'9 x 11' max (8.46m x 3.35m max)

Three light leaded light style double glazed window with fanlights over, wood strip flooring, coved cornice, two ceiling roses, dado rail, two double radiators, door to kitchen, leaded light style double glazed patio doors leading to rear garden.

RECEPTION TWO 14'1 into bay x 9'8 (4.29m into bay x 2.95m)

Four light leaded light style double glazed square bay window with fanlights over, wood strip flooring, dado rail, coved cornice, ceiling rose, double radiator, door to inner lobby.

KITCHEN 13'10 x 8'10 (4.22m x 2.69m)

Range of wall and base units, Quartz working surfaces, cupboards and drawers, part Quartz splashback, five ring gas hob with extractor hood over, inset oven, inset sink top with mixer tap, integrated dishwasher, integrated fridge/freezer, cupboard housing Valiant combination boiler, inset spotlights to ceiling, coved cornice, tiled floor, three light leaded light style double glazed window with fanlights

over, double glazed door with leaded light inserts leading to rear garden. Open to:

INNER LOBBY 6' x 3'6 (1.83m x 1.07m)

Coved cornice, tiled floor, door to both utility room and shower room.

UTILITY ROOM 6' x 4'11 (1.83m x 1.50m)

Wall and base units, Quartz working surfaces, cupboards under, inset sink with mixer tap, plumbing for washing machine, coved cornice, extractor fan, tiled floor, understairs cupboard.

SHOWER ROOM 6' x 5'8 (1.83m x 1.73m)

Double walk-in shower cubicle with mixer tap and fixed or hand held shower, low level wc, vanity unit with wash hand basin and mixer tap, tiled walls, tiled floor, coved cornice, extractor fan.

FIRST FLOOR LANDING

Coved cornice, access to loft space, ceiling rose, doors to:

BEDROOM ONE 14'3 x 10'8 (4.34m x 3.25m)

Three light leaded light style double glazed window with fanlights over, coved cornice, ceiling rose, double radiator, inset storage shelves over stairwell.

BEDROOM TWO 14'2 into bay x 9'10 (4.32m into bay x 3.00m)

Four light leaded light style double glazed square bay with fanlights over, double radiator, coved cornice, ceiling rose.

BEDROOM THREE 11' x 9' (3.35m x 2.74m)

Two light leaded light style double glazed window with fanlight over, double radiator, coved cornice, ceiling rose.

BEDROOM FOUR 8'4 x 6'10 (2.54m x 2.08m)

Two light leaded light style double glazed window with fanlights over, coved cornice, ceiling rose, double radiator.

BATHROOM 6'6 x 5'9 (1.98m x 1.75m)

Panel enclosed bath with mixer tap and shower attachment, vanity unit with wash hand basin and mixer tap, low level wc, double radiator, tiled walls, tiled floor, obscure leaded light style double glazed window with fanlight over, coved cornice, spotlights to ceiling.

REAR GARDEN

Approx 60ft rear garden Paved patio area, outside light, outside tap, remainder laid to lawn with paved stepping stones leading to SUMMER/GARDEN ROOM.

SUMMER/GARDEN ROOM 23' x 14' (7.01m x 4.27m)

Two exterior wall light points, double glazed leaded light style double doors, two leaded light style three light double glazed windows with fanlights over, coved cornice, tiled floor, spotlights to ceiling, door to additional full length storage space at rear with inset spotlights to ceiling, coved cornice, multiple power points.

FRONT GARDEN

Paved front garden providing OFF STREET PARKING for multiple vehicles.

COUNCIL TAX

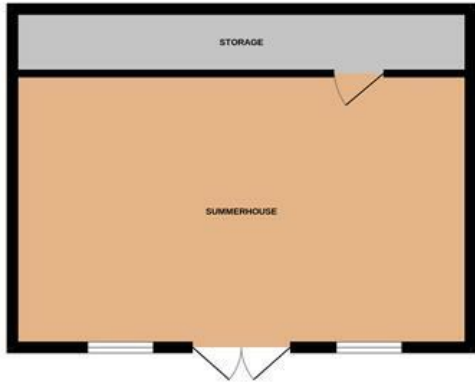
London Borough of Redbridge - Band E

AGENTS NOTE

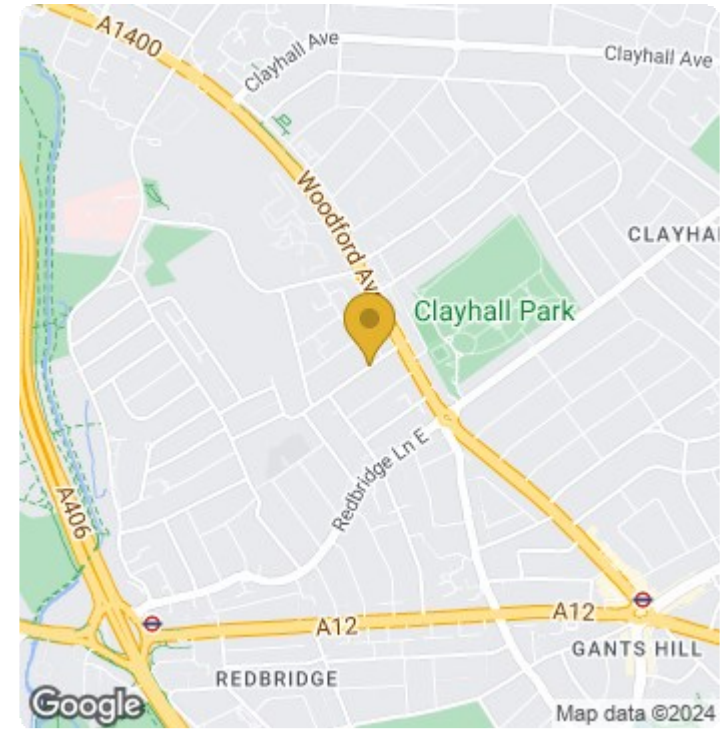
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.



GROUND FLOOR
1092 sq.ft. (101.5 sq.m.) approx.



1ST FLOOR
545 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 1637 sq.ft. (152.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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