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190 Beehive Lane
Redbridge, Essex IG4 5EE
Price guide £500,000

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NO FURTHER VIEWINGS DUE TO THE OVERWHELMING RESPONSE

*** Guide Price £500,000 - £525,000 *** CHAIN FREE, Arbon & Miller welcome you to Beehive Lane. This charming end terrace house located on Beehive Lane in the sought-after area of Redbridge. The property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is ample space for the whole family to unwind and rest comfortably. Additionally, the potential to extend offers you the opportunity to customise and expand the living space to suit your needs and preferences perfectly. Situated in the Beal School catchment area, this home is ideal for families with young children looking for quality education nearby. The convenience of being chain-free means a smoother and quicker process for potential buyers or renters. The location of this property is truly exceptional, with easy access to local amenities, schools, and transport links, making daily life a breeze. Furthermore, the detached garage provides secure parking or additional storage space, adding to the practicality of this wonderful home. Don't miss out on the chance to own or rent this fantastic property in Redbridge. Book a viewing today and envision the endless possibilities this house has to offer!

FRONT GARDEN

Paved front garden with flower beds.

ENTRANCE HALL 15'8" x 6'3 (4.78m x 1.91m)

Obscure UPVC double glazed door with double glazed fixed sidelights and fanlights. Stairs to first floor, understairs storage cupboard, radiator, coved cornice, ceiling rose, doors to:

RECEPTION ONE 15'5 into bay x 13 (4.70m into bay x 3.96m)

Five light double glazed bay window with leaded light style fanlights over, fireplace with gas fire (not tested), double radiator, coved cornice, ceiling rose.

RECEPTION TWO 14'6 x 11'5 (4.42m x 3.48m)

Tiled fireplace with hearth and electric fire, coved cornice, multi glazed leaded light door with two leaded light sidelights and fanlights over.

KITCHEN 11'3 x 7'7 (3.43m x 2.31m)

Range of wall and base units, working surfaces, cupboards and drawers, stainless steel sink top unit with mixer tap, part tiled walls, gas cooker point, recess for fridge/freezer, double radiator, Valiant wall mounted boiler, two obscure double

glazed windows, plumbing for washing machine, aluminium double glazed door with fixed sidelights leading to:

LEAN TO 16'5 x 8'6 (5.00m x 2.59m)

Multi glazed windows, wooden door to rear garden, tiled floor, wall light point.

LANDING

Obscure double glazed window, doors to:

BEDROOM ONE 15'5 into bay x 11'5 (4.70m into bay x 3.48m)

Five light double glazed bay with leaded light style fanlights over, radiator, coved cornice.

BEDROOM TWO 11'6 x 11'5 (3.51m x 3.48m)

Two light double glazed window fanlights over, radiator, coved cornice.

BEDROOM THREE 7'9 x 6'9 (2.36m x 2.06m)

Three light double glazed oriel bay with leaded light style fanlights over, (no radiator).

BATHROOM 7'9 x 5'5 (2.36m x 1.65m)

Panel enclosed bath, pedestal wash hand basin, part tiled walls, access to loft, airing cupboard, radiator.

SEPARATE WC 4'5 x 2'9 (1.35m x 0.84m)
 Low level wc, obscure double glazed window,

REAR GARDEN

Mature rear garden with paved patio area, pathway leading to rear, mature flower bed to side, remainder laid to lawn. Outside WC. Pedestrian side access.

DETACHED DOUBLE GARAGE 18'3 x 16'3 (5.56m x 4.95m)

At rear providing CAR PARKING SPACE.

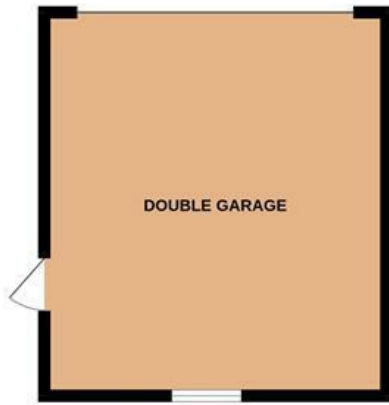
COUNCIL TAX

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.



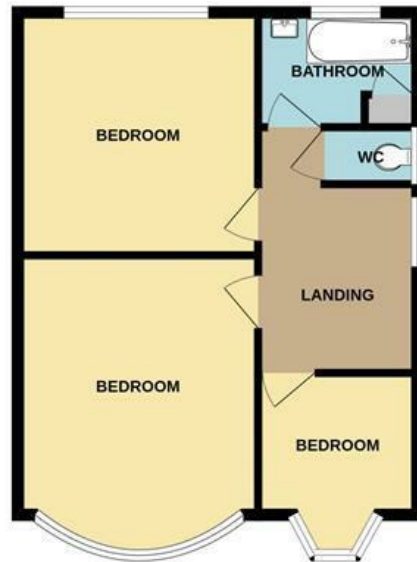


TOTAL FLOOR AREA : 1442 sq.ft. (133.9 sq.m.) approx.

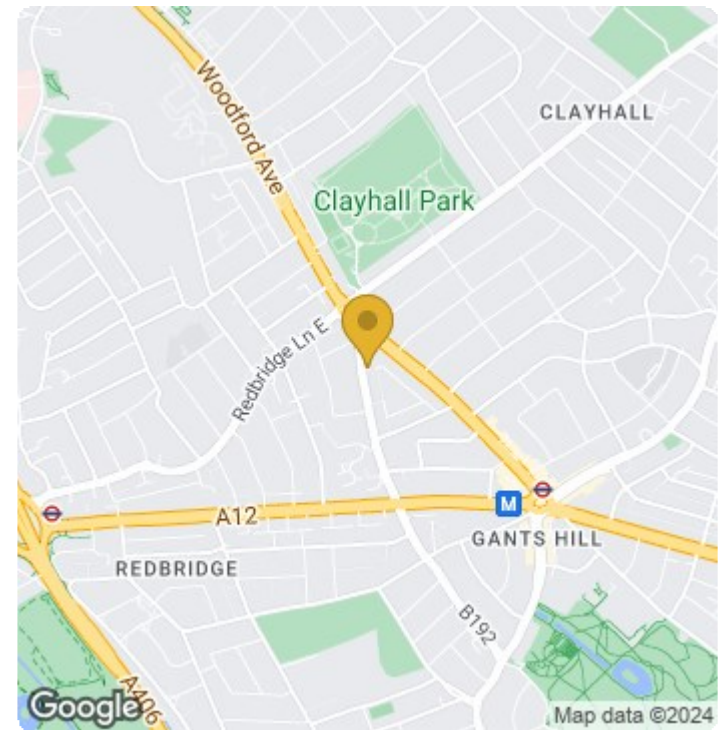
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR
972 sq.ft. (90.3 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		60
(55-68) D		
(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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