

**A&M**  
ARBON MILLER  
EST 1976



**A&M**  
ARBON MILLER  
EST 1976

28 Whitney Avenue  
Redbridge, Essex IG4 5PN  
Price £599,995

## 28 Whitney Avenue, Redbridge, Essex IG4 5PN

Welcome to this charming two double bedroom semi-detached bungalow on Whitney Avenue in the sought-after area of Redbridge. The property boasts generous living accommodation throughout while offering excellent potential for extension and redevelopment (subject to the usual planning permissions). This means you can truly make this home your own and tailor it to your specific needs and preferences. Situated in a family-friendly neighbourhood, this bungalow is conveniently located close to exceptional local primary and secondary schools, making it a perfect choice for those with children or planning to start a family. The property is situated within 0.75 of a mile to Redbridge Underground Station which provides direct access to Stratford Station within approx' 10 minutes and Liverpool Street Station within approx' 20 minutes. Externally you will find a delighted rear garden and parking space provided to the front in addition to an attached garage. Whether you're looking to relax in the cosy interior or explore the possibilities of expanding the property, this semi-detached bungalow on Whitney Avenue presents a wonderful opportunity to create your dream home in an exceptionally desirable location.

### LARGE ENTRANCE PORCH 12'8 x 3'5 (3.86m x 1.04m)

UPVC double glazed double doors with fixed sidelights and fanlights over, two wall light points, multi glazed door to:

### OPEN PLAN LOUNGE/DINER 27'6 x 15'8 to extremes (8.38m x 4.78m to extremes)

Three light leaded light style double glazed window with fanlights over, three radiators, feature fireplace with wooden surround and raised marble hearth, ornate coved cornice, five wall light points, leaded light style double glazed double doors with fixed sidelights to rear garden, archway to:

### INNER HALL 7'8 x 3'2 (2.34m x 0.97m)

Access to loft, wall light point, built-in storage cupboard, door to bathroom, archway to:

### BEDROOM ONE 15'3 into bay x 13' (4.65m into bay x 3.96m)

Three light double glazed bay with fanlights over, feature fitted wardrobe cupboards to three walls with matching bedside tables, corner niches and display shelving, coved cornice, radiator.

### KITCHEN 14'2 x 13'5 (4.32m x 4.09m)

Range of wall and base units, working

surfaces, cupboards and drawers, built-in double oven four ring hob with concealed extractor fan over, sink bowl with mixer tap, recess currently housing fridge/freezer, tiled walls, two leaded light style double glazed windows to rear, spotlights to ceiling, coved cornice, radiator, leaded light style double glazed door to rear garden, door to:

### UTILITY ROOM 6'3 x 4'3 (1.91m x 1.30m)

Plumbing for washing machine, storage cupboards, tiled walls, obscure glazed door to side access, sliding door to:

### CLOAKROOM 5'7 x 2'5 (1.70m x 0.74m)

Low level wc, vanity unit with wash hand basin and mixer tap, access to loft, tiled walls.

### BEDROOM TWO 12'9 x 9'9 (3.89m x 2.97m)

Two light double glazed window to flank, coved cornice, radiator, fitted wardrobe cupboards to three walls including matching chest of drawers, side tables and corner niches with glazing.

### SHOWER ROOM 7'8 x 7'1 (2.34m x 2.16m)

Tiled shower cubicle with thermostatically controlled shower unit, vanity unit with

wash hand basin and drawer below, low level wc, bidet, tiled walls, obscure double glazed window with fanlight over, radiator, tiled floor, heated towel rail.

### REAR GARDEN

Paved patio areas, various established trees and shrubs, shed at rear, outside tap, remainder laid to lawn.

### ATTACHED GARAGE 14'4 x 7'5 (4.37m x 2.26m)

Access via private driveway.

### FRONT GARDEN

Providing CAR PARKING SPACE.

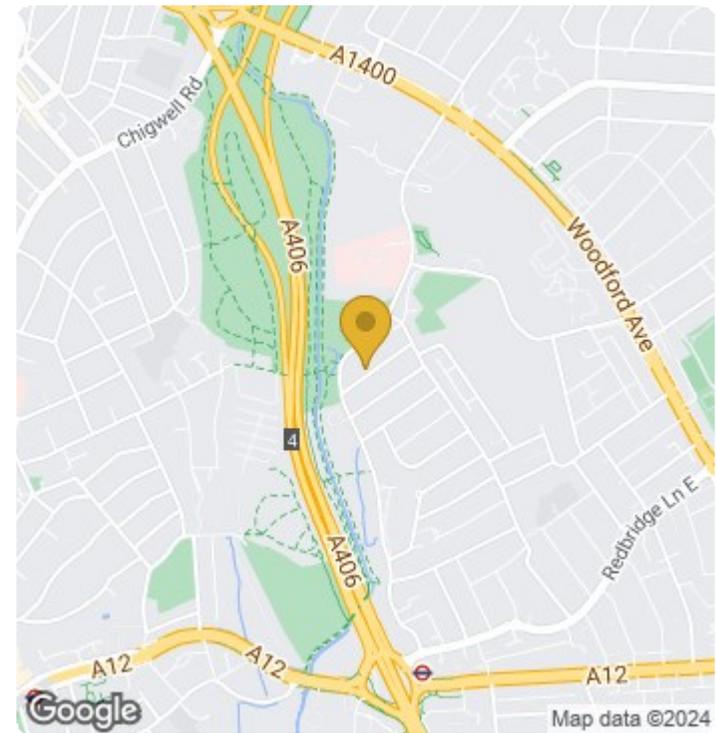
### COUNCIL TAX

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



A&M  
ARBON MILLER  
EST 1976



A&M  
ARBON MILLER  
EST 1976



A&M  
ARBON MILLER  
EST 1976



A&M  
ARBON MILLER  
EST 1976