

CHISSICK

Residential Sales and Lettings



Falmouth Gardens, Redbridge, IG4 5JU

£975,000

 4  2  3  D



Falmouth Gardens, Redbridge, IG4 5JU

£975,000



Entrance

Double glazed door to enclosed entrance porch

Entrance Hall

Spacious entrance hall with Amtico wood style flooring, walk-in storage area with extra built in storage space

Reception One

22'3x13'11 (6.78mx4.24m)

Extremely well appointed with coved cornicing, spotlights, two concealed radiators, leading to Conservatory

Victorian Style Conservatory

13'11x7'10 (4.24mx2.39m)

Wood style flooring, radiator, PVC double glazed doors and windows overlooking gardens

Reception Two

15'9x13' (4.80mx3.96m)

Extremely well appointed with wood style flooring, air conditioning unit, coved cornicing. Bespoke built in display cabinet, double glazed bay window to front

Kitchen/Diner

22'3x14'10 (6.78mx4.52m)

Extremely well fitted with extensive range of modern base and wall units, work surfaces, eye level double oven and grill, built in 5 ring gas hob with extractor over, wood style flooring, integrated dishwasher, inset sink unit with mixer tap, air conditioning unit, spotlights, radiator, double glazed window to rear garden, double glazed french style doors to rear garden

Utility Room

10'7x8'10 (3.23mx2.69m)

Part tiled with laminate style flooring, inset sink unit and mixer tap, base and wall cabinets and work surfaces, plumbing for automatic washing machine, spotlights, double glazed door and window to side, radiator

Study/TV Room

8'x7'5 (2.44mx2.26m)

Bespoke fitted units incorporating desk top surfaces with

storage under and wall cabinets, tiled flooring, double glazed window to front

Ground Floor Cloakroom

Comprises low flush WC, vanity wash hand basin with cupboard under, tiled flooring, radiator, spotlights

Stairs to First Floor Landing

Spacious landing with access to loft

Bedroom One

15'11x13'2 (4.85mx4.01m)

Extremely well appointed with range of modern fitted wardrobes, matching dresser, air conditioning unit, double glazed window to front

Bedroom Two

12'4x11'6 (3.76mx3.51m)

Air conditioning unit, fitted wardrobes and matching dresser, double glazed window to rear, radiator

Bedroom Three

10'x9'11 (3.05mx3.02m)

Double glazed window to front

Bedroom Four

8'8x8'2 (2.64mx2.49m)

Fitted wardrobes, radiator, double glazed window to front

Family Bathroom

Modern suite comprising low flush WC, walk-in shower cubicle, panelled bath with mixer tap and shower attachment, vanity wash hand basin with cupboard under, tiled flooring, heated towel rail, mirrored cabinet, obscure double glazed window to rear

Shower Room

Modern suite comprising vanity wash hand basin with mixer tap, walk-in shower cubicle, heated towel rail, spotlights

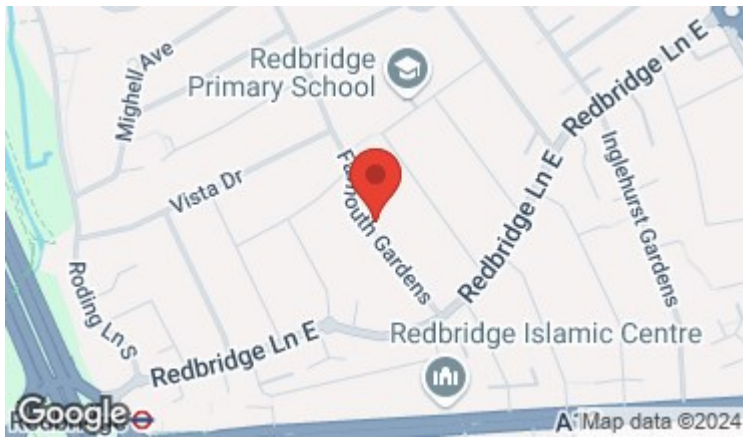
Exterior

The front is paved providing multiple off street parking
There is side entrance leading to beautifully landscaped and

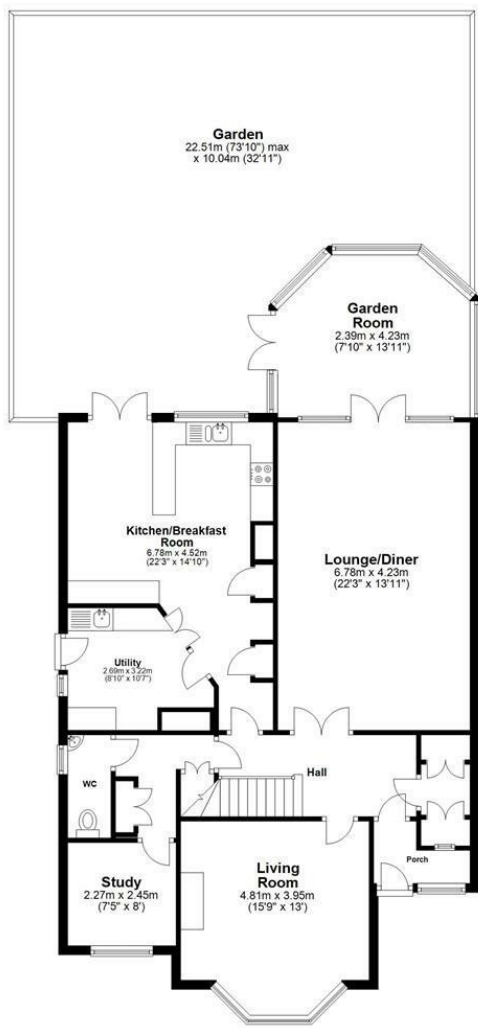
tended rear garden comprising large paved patio, lawn, mature shrubs and plants

Council Tax Band F

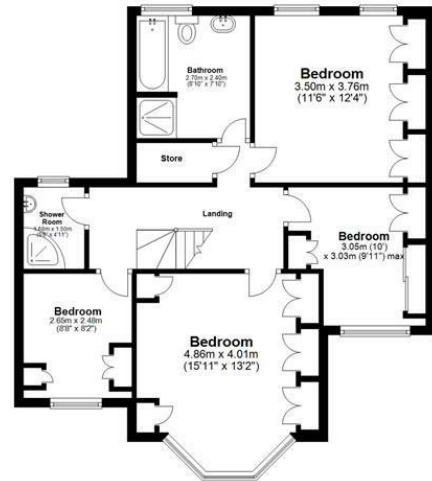




Ground Floor
Approx. 116.3 sq. metres (1251.8 sq. feet)



First Floor
Approx. 63.7 sq. metres (686.1 sq. feet)



Total area: approx. 180.0 sq. metres (1937.9 sq. feet)
Falmouth Gardens

Energy Efficiency Rating	
Current	Potential
	82
	65
<small>Very energy efficient - lower running costs</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	
England & Wales <small>EU Directive 2002/91/EC</small>	

Environmental Impact (CO ₂) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not environmentally friendly - higher CO₂ emissions</small>	
England & Wales <small>EU Directive 2002/91/EC</small>	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.