

# CHISSICK

Residential Sales and Lettings



**Falmouth Gardens, Redbridge, IG4 5JU**

**£975,000**

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## 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 worksurfaces, 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

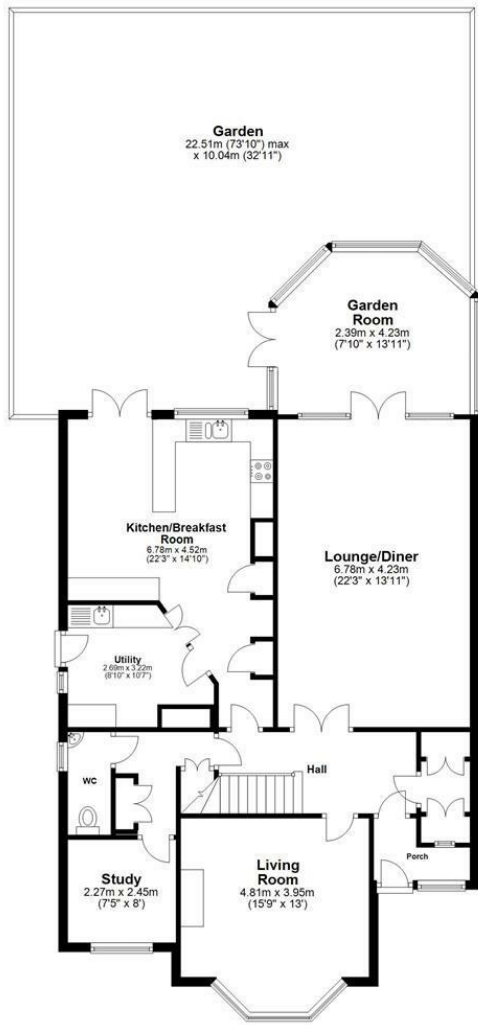
**Council Tax Band F**



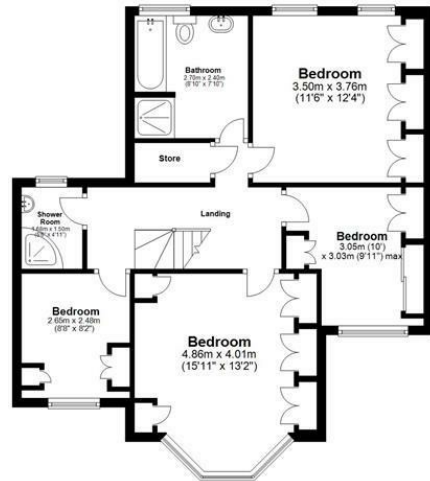




**Ground Floor**  
Approx. 116.3 sq. metres (1251.8 sq. feet)



**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	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

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