

CHISSICK

Residential Sales and Lettings



Rosemary Drive, Redbridge, IG4 5JD

£750,000

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Entrance

Double glazed enclosed entrance porch with further part glazed door to:

Entrance Hall

Wood style flooring, coved cornicing, radiator, cupboard under stairs

Ground Floor Cloakroom

Tiled with Vanity wash hand basin with mixer tap, low flush wc

Through-Lounge

32'3x12'9x11'3 (9.83mx3.89mx3.43m)

Coved cornicing, two radiators, two ceiling roses, double glazed bay window to front, double glazed French style doors to rear garden

Kitchen

13'2x12'6 (4.01mx3.81m)

Fitted with base and wall units, work surfaces, inset sink unit with double drainer and mixer tap, built in 5 ring gas hob, eye level oven and grill, tiled flooring, radiator, double glazed window to rear

Utility Room

14'5x7'6 (4.39mx2.29m)

Base cabinets with work surface, coved cornicing, double glazed door and window to rear, plumbing for automatic washing machine,

Stairs to First Floor Landing

Bedroom One

15'8x12'4 (4.78mx3.76m)

Fitted wardrobes, built in headboard with end tables, coved cornicing, double glazed bay window to front, radiator

Bedroom Two

13'5x12'8 (4.09mx3.86m)

Radiator, coved cornicing, double glazed window to rear

Bedroom Three

10'2x7'4 (3.10mx2.24m)

Radiator, double glazed window to rear, coved cornicing

Bedroom Four

11'1x7'6 (3.38mx2.29m)

Radiator, double glazed window to front, built in cupboard

Bedroom Five

8'2x6'10 (2.49mx2.08m)

Radiator, coved cornicing, double glazed window to front

First Floor Bathroom

Comprises panelled bath with mixer tap, shower cubicle, wash hand basin with mixer tap, low flush WC, mirrored cabinet, tiled flooring, heated towel rail, obscure double glazed window

First Floor Cloakroom

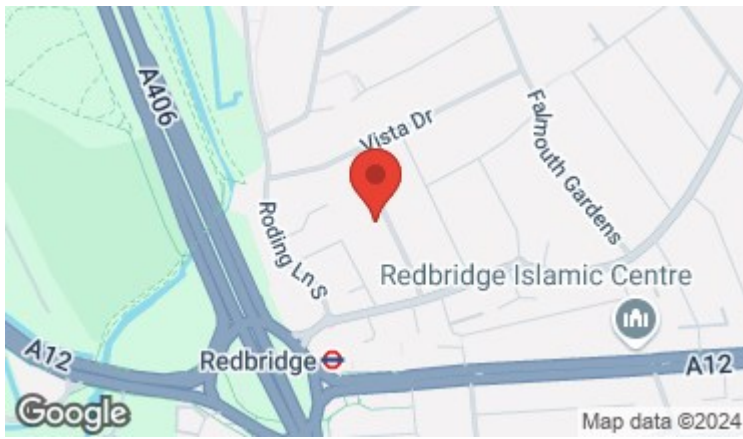
Low flush WC, vanity wash hand basin with mixer tap and storage under, tiled flooring

Exterior

There is own drive with off street parking and leading to integral garage, with up and over door, power and light (19'x8'2)

The rear garden comprises lawn, raised patio area and flower borders

Council Tax Band F



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	67
	84
EU Directive 2002/91/EC	

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

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