



Torquay Gardens, Redbridge, IG4 5PT

Open To Offers £585,000





Torquay Gardens

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- CHAIN FREE!!!
- DETACHED DOUBLE GARAGE
- TWO RECEPTION ROOMS
- POTENTIAL TO EXTEND (stpp)
- OFF STREET PARKING
- PRIVATE REAR GARDEN
- BEAL SCHOOL CATCHMENT
- EPC 67D

*** CHAIN FREE!!! ***

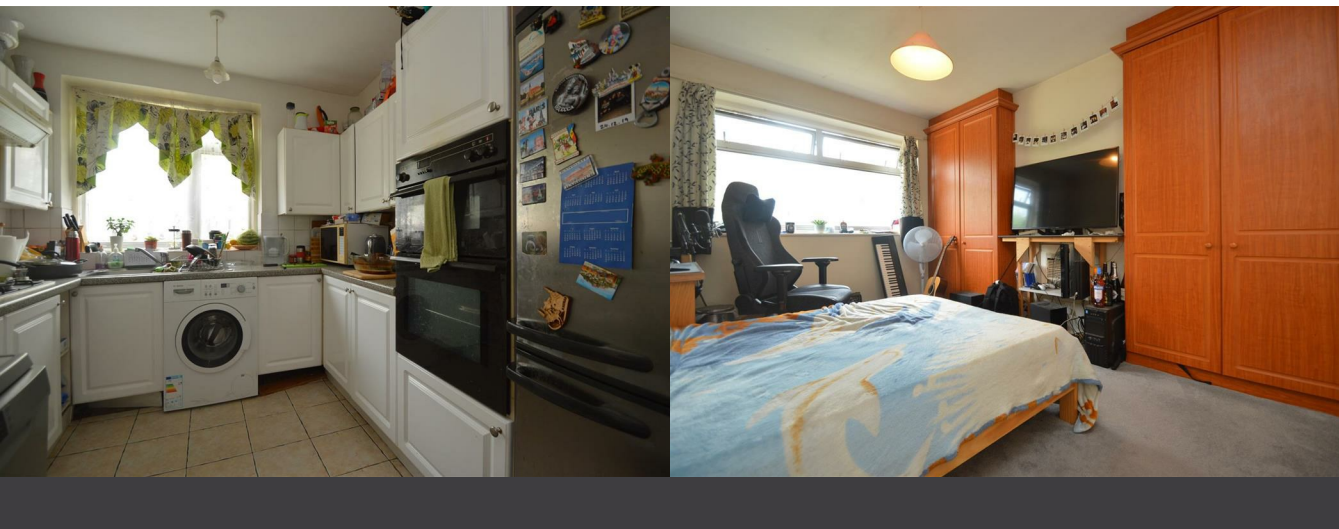
Sandra Davidson are delighted to offer for sale this well presented, spacious, SEMI DETACHED family home on a much sought after quiet residential road in Redbridge.

The property features: Two reception rooms and FITTED KITCHEN on the ground floor, with THREE BEDROOMS, family bathroom and separate WC on the first floor.

Externally there is a circa 39' rear garden and OFF STREET PARKING to the front on own driveway. The property also benefits from a shared-driveway lading to a DETACHED DOUBLE GARAGE.

This property is situated within the Redbridge and Beal SCHOOLS catchment area with easy access to Redbridge Central Line UNDERGROUND STATION.

This property can only be fully appreciated by an internal inspection, is offered CHAIN FREE and comprises: -



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Entrance

Via door into entrance hall with laminate flooring, ceiling light, radiator, doors to:

Reception One 16'8" x 12'2" (5.09m x 3.70m)

Double glazed bay window to front with radiator under, laminate flooring, ceiling light

Dining Room 12'5" x 11'0" (3.79m x 3.35m)

Double glazed patio door to rear, laminate flooring, radiator, ceiling light

Kitchen 9'5" x 8'11" (2.87m x 2.71m)

Range of fitted wall and base units, one bowl sink with drainer, space and services for washing machine, integrated four ring gas hob, integrated oven, space and services for fridge/freezer, double glazed window to rear, ceiling light

First Floor Landing

Via stairs with fitted carpet, double glazed window to flank, doors to:



Bedroom 1 16'7" x 10'11" (5.05m x 3.33m)
Double glazed bay window to front with radiator under, fitted carpet, fitted wardrobes, ceiling light

Bedroom 2 12'8" x 11'7" (3.85m x 3.52m)
Double glazed window to rear, fitted carpet, radiator, fitted wardrobes, ceiling light

Bedroom 3 8'5" x 7'0" (2.56m x 2.14m)
Double glazed window to front, fitted carpet, radiator, ceiling light

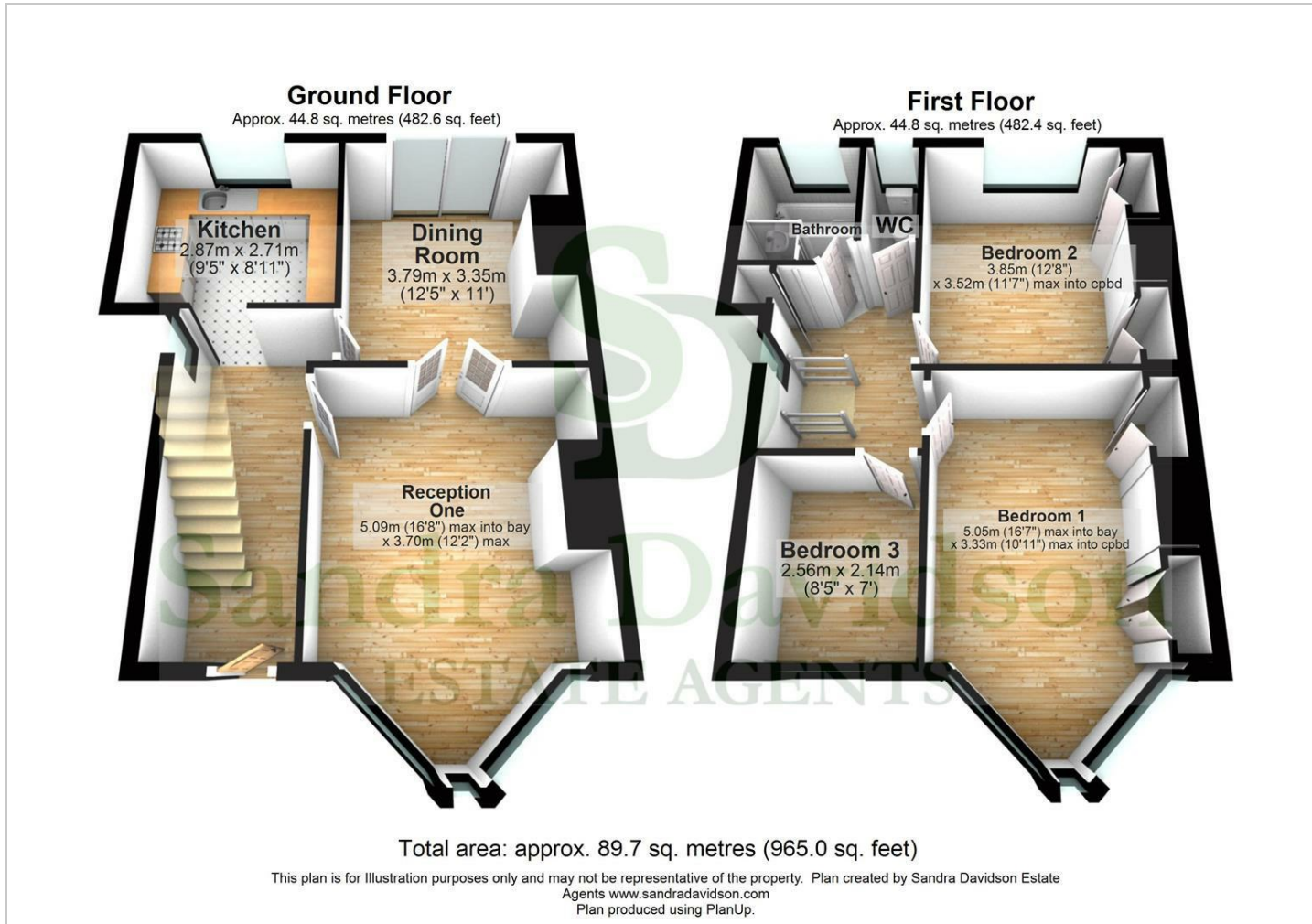
Bathroom 6'10" x 5'5" (2.09m x 1.65m)
Tiled walls and flooring, bathtub with power shower, pedestal hand wash basin, walk-in shower enclosure with power shower, ceiling light, double glazed window to rear

WC 5'5" x 2'8" (1.65m x 0.82m)
Double glazed window to rear, tiled walls and flooring, double glazed window to rear, low level WC, ceiling light

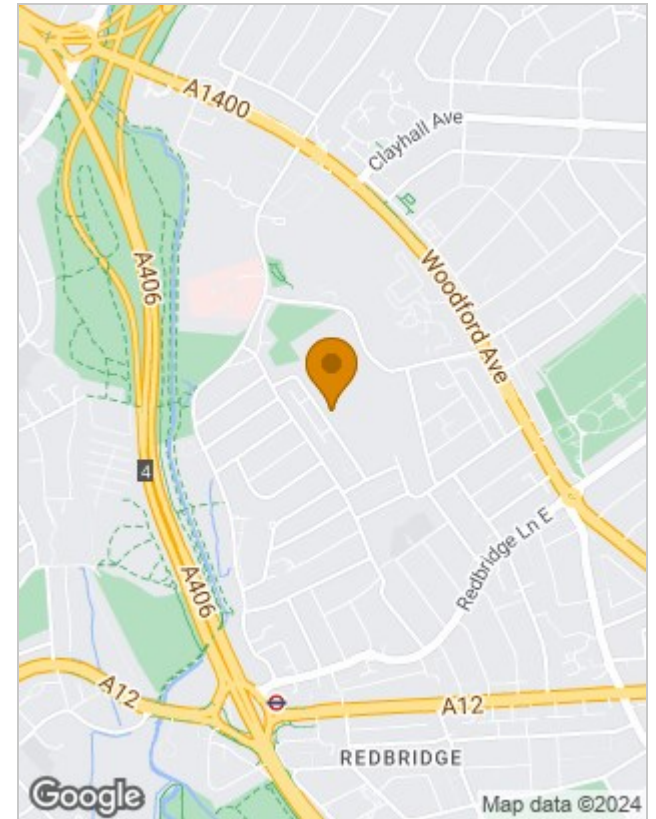
Exterior 39'4" (11.99)
The rear garden is mainly laid lawn with a double detached garage which is accessed via a shared driveway



Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(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	
England & Wales	EU Directive 2002/91/EC

Viewing

Please contact our Redbridge Sales Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.