



Tryfan Close, Redbridge, IG4 5JY

Guide Price £575,000





# Tryfan Close

Redbridge, IG4 5JY

Local Authority: Redbridge  
Tax Band: E

- EPC Rating: 46E
- SEMI DETACHED HOUSE
- TWO RECEPTIONS
- BEAL & REDBRIDGE SCHOOLS CATCHMENT
- OFF STREET PARKING & INTEGRAL GARAGE
- CHAIN FREE!
- FOUR BEDROOMS
- Guide Price £575,000 to £600,000
- Close to Redbridge Underground Station
- CALL NOW TO VIEW!!!

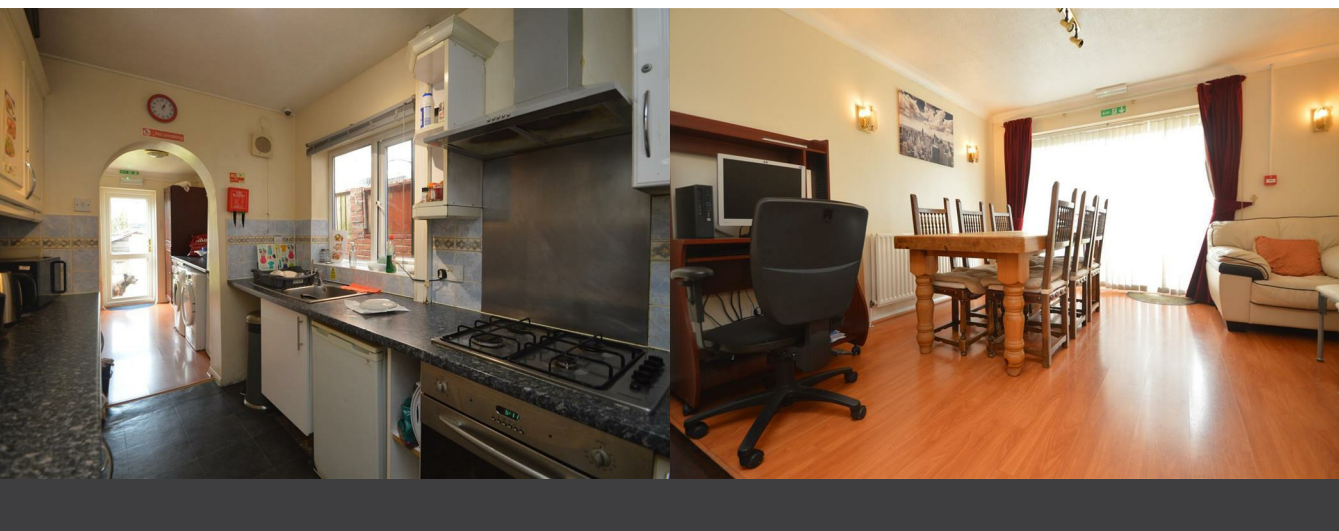
\*\* CHAIN FREE \*\*

\*\*\* GUIDE PRICE £575,000 to £600,000 \*\*\*

Sandra Davidson are pleased to offer for SALE this WELL PRESENTED, FOUR bedroom, SEMI DETACHED family home situated in a quiet Cul de sac within the Redbridge and Beal School catchment areas and close proximity to Redbridge Central Line Station.

The property benefits from: Two reception rooms, Kitchen, Utility Area and GUEST WC on the ground floor, with FOUR BEDROOMS and Bathroom on the first floor. Externally, the property offers a circa 46' REAR GARDEN and off street parking for multiple cars on own driveway giving access to an INTEGRAL GARAGE.

This home can only be appreciated by internal inspection, OFFERS SCOPE TO FURTHER EXTEND (stpp) and comprises:



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## ENTRANCE

Via glazed side door into entrance hall with: radiator, laminate wood flooring, stairs to first floor, light, fitted cupboard, doors to:

**RECEPTION** 17'1" x 10'4" (5.20m x 3.16m)  
Double glazed window to front, radiator, wood flooring, light

**KITCHEN** 10'8" x 7'1" (3.25m x 2.16m)  
fitted wall and base units, work surface with tiled back splash, four ring hob with extractor hood over, one bowl sink with drainer, double glazed window to flank, tiled flooring, light, opening to:

**UTILITY** 12'6" x 7'1" (3.80m x 2.16m)  
fitted wall and base units, work surface, space and services for washing machine and dryer, wood flooring, light, double glazed door to rear into garden

**LOUNGE** 23'7" x 10'9" (7.20m x 3.27m)  
Double glazed sliding doors to rear leading to garden, wood flooring, two ceiling lights, two radiators to flank, wall mounted lights

**GUEST WC**  
Low level WC, hand wash basin inset to vanity unit, light, double glazed window to flank, tiled walls, laminate wood flooring, light

**FIRST FLOOR LANDING**  
fitted carpet, light, access to loft space, doors to:



### BATHROOM

Suite comprising; Bathtub, pedestal hand wash basin, low level WC, walk in shower enclosure, chrome plated heated towel rail, vinyl flooring, tiled walls, light, extractor fan, double glazed window to flank

### BEDROOM ONE 13'1" x 9'10" (4.00m x 3.00m)

Double glazed window to front, radiator under, fitted carpet, fitted cupboards, hand wash basin inset to vanity unit

### BEDROOM TWO 10'5" x 9'10" (3.18m x 3.00m)

Double glazed window to rear, radiator, light, fitted carpet

### BEDROOM THREE 10'10" x 8'2" (3.30m x 2.50m)

Double glazed window to rear, fitted carpet, radiator, fitted cupboards, light

### BEDROOM FOUR 13'1" x 7'11" (4.00m x 2.42m)

Double glazed window to front, radiator, fitted carpet, fitted cupboards, light

### INTEGRAL GARAGE

Up and over door to front

### EXTERIOR 45'11" (14)

The rear garden measures approximately 46'

To the front there is of street parking for multiple cars on own driveway



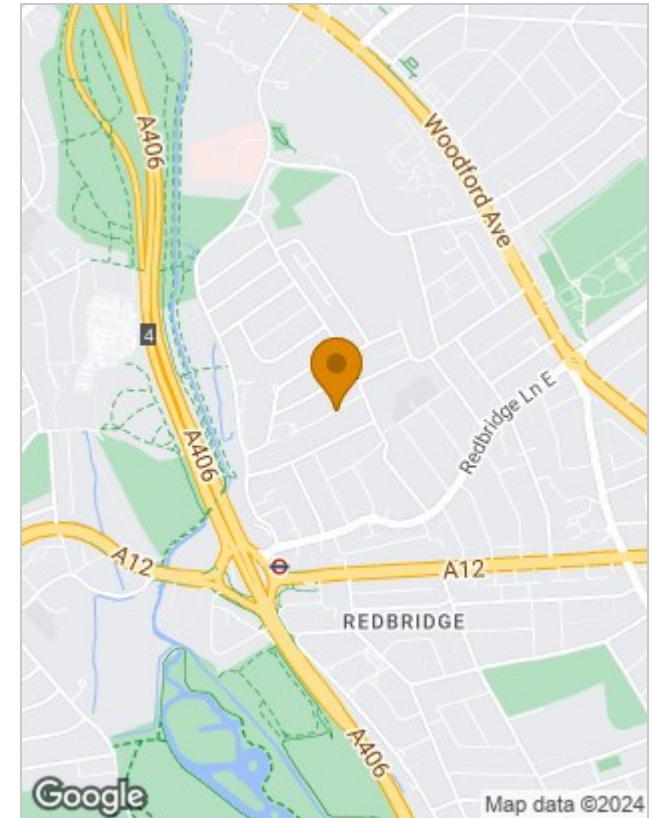




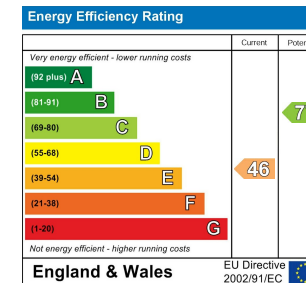
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.