



Grangeway Gardens, Redbridge, IG4 5HN

Guide Price £725,000



# Grangeway Gardens

Redbridge, IG4 5HN

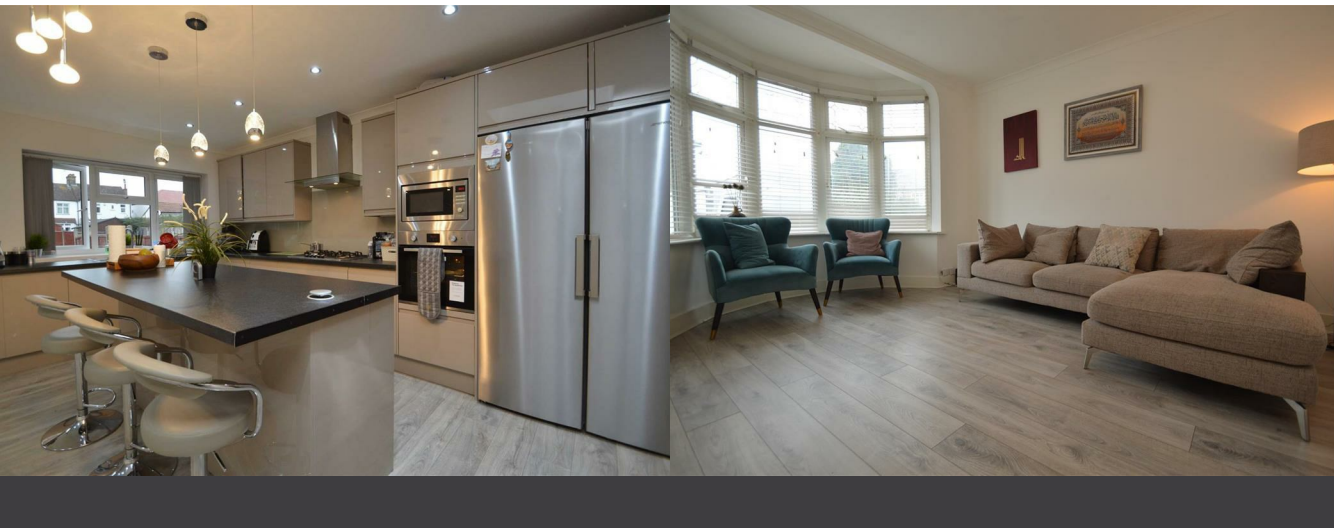
Local Authority: Redbridge  
Tax Band: E

- EPC RATING C :71
- Two Reception Rooms
- Beal High & Redbridge Primary Schools Catchment
- 70' Rear Garden
- Five Bedroom Family Home
- Walking Distance to Redbridg & Gants Hill Central Line Stations
- Two Bath/Shower Rooms
- Off Street Parking on Own Driveway

\*\*\* GUIDE PRICE £725,000 to £750,000 \*\*\*

Sandra Davidson are pleased to offer for sale this IMMACULATELY presented, impressively EXTENDED, FAMILY HOME on a sought after turning in Redbridge. The property has been refurbished to an extremely high standard offering good size accommodation and CONTEMPORARY features and offers: Reception Rooms, Dining Room, LARGE EXTENDED fitted Kitchen Diner and GUEST WC on the ground floor, THREE BEDROOMS with Family Bathroom on the first floor in addition to a FURTHER TWO BEDROOMS and SHOWER ROOM on the second floor, To the rear of the property is a good size rear garden with off street parking for multiple cars to the front on OWN DRIVEWAY. The property is situated within the Redbridge and Beal SCHOOL CATCHMENT area with easy access to Redbridge Central Line UNDERGROUND station.

This outstanding home can only be appreciated by an internal inspection and comprises:-



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#### ENTRANCE

Via fully enclosed storm porch, glazed front door into entrance hall with; wood flooring, radiator, feature light, carpeted stairs to first floor, wall mounted thermostat, access to under stair storage, doors to:

**RECEPTION** 16'1" max into bay x 12'9" (4.89 max into bay x 3.89)  
Double glazed bay window to front with fitted wood shutters, feature light, wood flooring with timber skirting, radiator, coving

**LOUNGE** 12'4" x 11'6" (3.76 x 3.5)  
Double glazed French doors to rear with side light windows, wood flooring with timber skirting, radiator, spotlights inset to ceiling, coving

**OPEN PLAN KITCHEN DINER** 18'8" x 17'10" (5.7 x 5.44)  
Fitted wall and base units, work surface with glass back-splash, five ring gas hob with extractor hood above, one and a half bowl sink with drainer unit, centre island console with fitted base units, integrated oven and microwave, space and service for double fridge/freezer, cupboard housing washing machine and dryer, wood flooring, spotlights inset to ceiling, feature ceiling lights, feature radiator, roof-light window, double glazed window to rear, double glazed bi-fold doors to rear into rear garden.

**GUEST WC**  
Low level WC, hand wash basin inset to vanity unit, chrome plated heated towel rail, extractor fan, light, tiled flooring, partly tiled walls, wall mounted vanity mirror

**FIRST FLOOR LANDING**  
Wood flooring, carpeted stairs to second floor, light, doors to:

**BEDROOM ONE** 16'24'0" max into bay x 11'11" (4.95 max into bay x 3.64)  
Double glazed bay window to front with fitted wood shutter, wood flooring with timber skirting, radiator, light, coving



**BEDROOM TWO** 12'4" x 11'4" (3.75 x 3.45)

Double glazed window to rear with fitted roller blind, wood flooring with timber skirting, radiator, light

**BEDROOM THREE** 9'5" x 7'0" (2.86 x 2.14)

Two light oriel bay window to front, wood flooring with timber skirting, radiator, light, fitted shelving

**FAMILY BATHROOM** 7'7" x 6'11" (2.3 x 2.12)

Suite comprising; P-Shaped bath tub with shower screen and rainfall effect shower over, low level WC with douche, wall hung hand wash basin inset to vanity unit, chrome plated heated towel rail, tiled walls and flooring, light, double glazed window to rear, extractor fan

**SECOND FLOOR LANDING**

Wood flooring, sky-light window to front, light, doors to:

**BEDROOM FOUR** 10'7" max into Cpb'd x 10'2" (3.23 max into Cpb'd x 3.11)

Double glazed French doors to rear with inset fitted blind, wood flooring with timber skirting, fitted cupboards, radiator, spotlights inset to ceiling

**BEDROOM FIVE** 16'5" max into recess x 8'11" (5.01 max into recess x 2.72)

Two sky-light windows to front, wood flooring, fitted cupboards, radiator, light, access to eaves store

**SHOWER ROOM** 6'7" x 5'11" (2 x 1.8)

Suite comprising; enclosed walk-in corner shower cubicle, wall hung hand wash basin inset to vanity unit, low level WC with douche, chrome plated heated towel rail, tiled walls and flooring, extractor fan, spotlights inset to ceiling, double glazed opaque window to rear

**EXTERIOR** 70'6" max (21.5 max)

The rear garden measures approximately 70' with paved area to front, remainder laid lawn, detached annexe to rear with power and light,

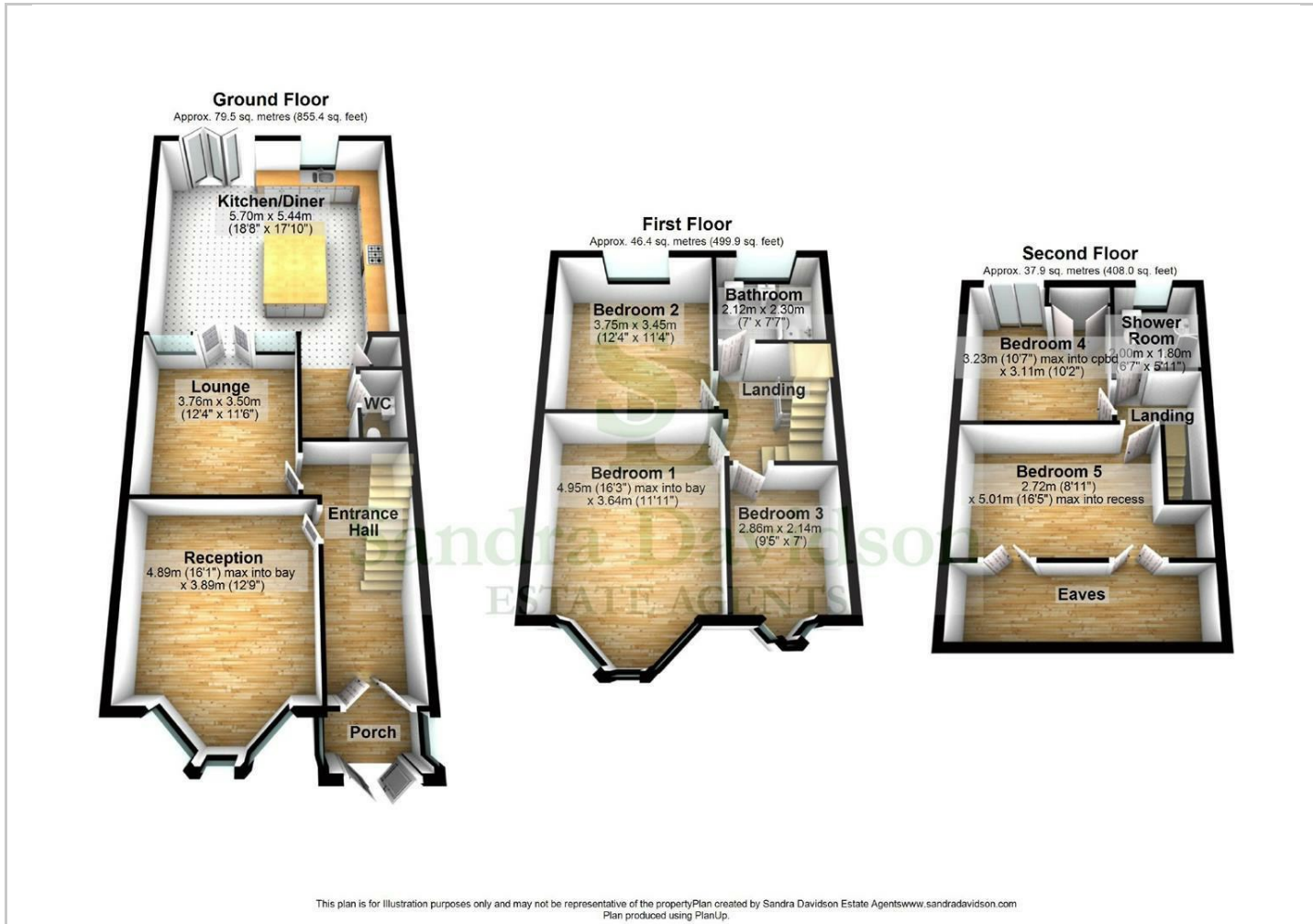
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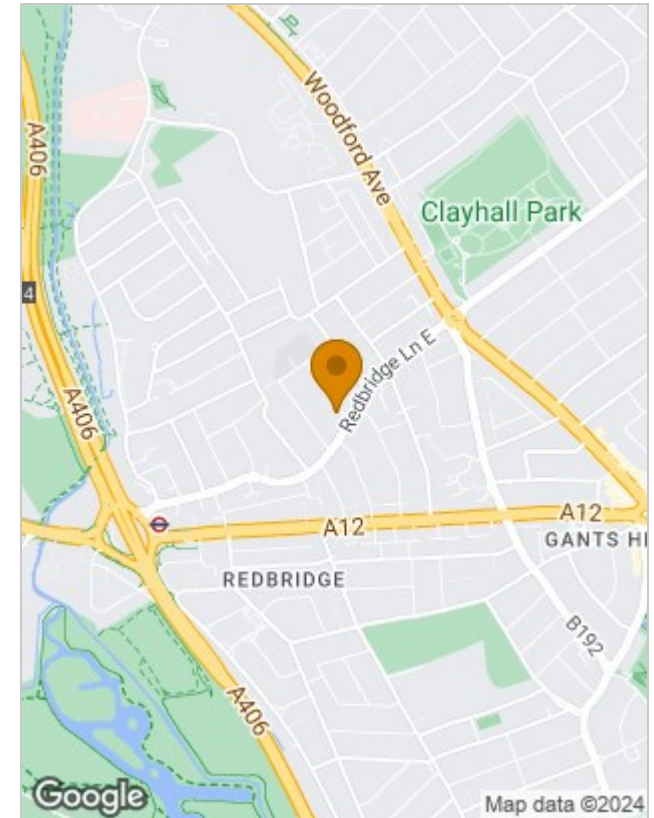




## Floor Plans



## Location Map



## Energy Performance Graph

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

Current: 71, Potential: 79

## 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.