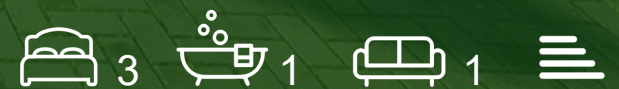




Torquay Gardens, Redbridge, IG4 5PU

Offers In Excess Of £575,000





# Torquay Gardens

## Redbridge, IG4 5PU

Local Authority: Redbridge  
Tax Band: E

- EPC Rating: Tbc
- Well Presented
- SOUTH FACING REAR GARDEN
- Detached Garage
- Beal High & Redbridge Primary Schools Catchment
- End Terrace Family Home
- Three Bedrooms
- Gated Side Access
- Scope to Extend (stpp)
- Call NOW TO VIEW!

Sandra Davidson are delighted to offer for sale an opportunity to put your own stamp on this DOUBLE BAY, END OF TERRACED spacious family home on a much sought after residential road in the heart of Redbridge!

This property is situated just moments from Redbridge Primary School and Beal High School. The open green space of Redbridge Recreation Ground is just around the corner from the property for the entire family to enjoy. This family home is also within close proximity to Redbridge Underground Station (Central Line - Zone 4) providing a short commute to the city.

On the ground floor you will find; a THROUGH LOUNGE RECEPTION, FITTED KITCHEN and GUEST WC with THREE BEDROOMS and FAMILY BATHROOM to the first floor.

Externally there is a circa 43' SOUTH FACING REAR GARDEN with a detached garage (secure, gated access) To the front of the property is a paved driveway offering OFF STREET PARKING for multiple cars.

The property offers the potential to further extend into the loft and to the rear (subject to planning permission) and comprises: -

Offers In Excess Of £575,000



### ENTRANCE

Via glazed door into storm porch, further door into entrance hall with; fitted carpet, light, carpeted stairs to first floor, fitted cupboard, access to under stair storage, doors to:

### THROUGH LOUNGE 32'9" x 12'2" (9.97m x 3.70m)

Double glazed bay window to front, laminate wood flooring, radiator, two ceiling lights, wall mounted lights, timber fire surround, double glazed window to rear

### KITCHEN 16'1" x 8'5" (4.90m x 2.57m)

Fitted wall and base units, work surface with tiled upstand, one and half bowl sink with drainer, four ring electric hob, space and services for washing machine and dish washer, tiled flooring, spotlights to ceiling, double glazed window to rear, double glazed door to rear garden

### WC

Low level WC, corner wall hung hand wash basin, vinyl flooring, wall mounted light, double glazed window to front

### FIRST FLOOR LANDING

Double glazed window to flank, fitted carpet, light, access to loft space, doors to:





**BEDROOM ONE** 11'10" x 10'7" (3.61m x 3.22m)  
Double glazed bay window to front, fitted cupboard, fitted carpet, light, radiator

**BEDROOM TWO** 12'2" x 10'7" (3.70m x 3.22m)  
Double glazed window to rear, laminate wood flooring, radiator, fitted cupboards, light

**BEDROOM THREE** 12'6" x 8'5" (3.82m x 2.56m)  
Double glazed window to front, fitted carpet, radiator, light, fitted cupboard

**BATHROOM**  
Suite comprising; bathtub with shower over, low level WC, hand wash basin inset to vanity unit, chrome plated heated towel rail, tiled walls and flooring, two double glazed windows to rear

**EXTERIOR** 42'7" (13m)  
The low maintenance rear garden measures approx 43' with paved area to front, remainder artificial lawn, gated side access to front drive, door to shed and detached garage.

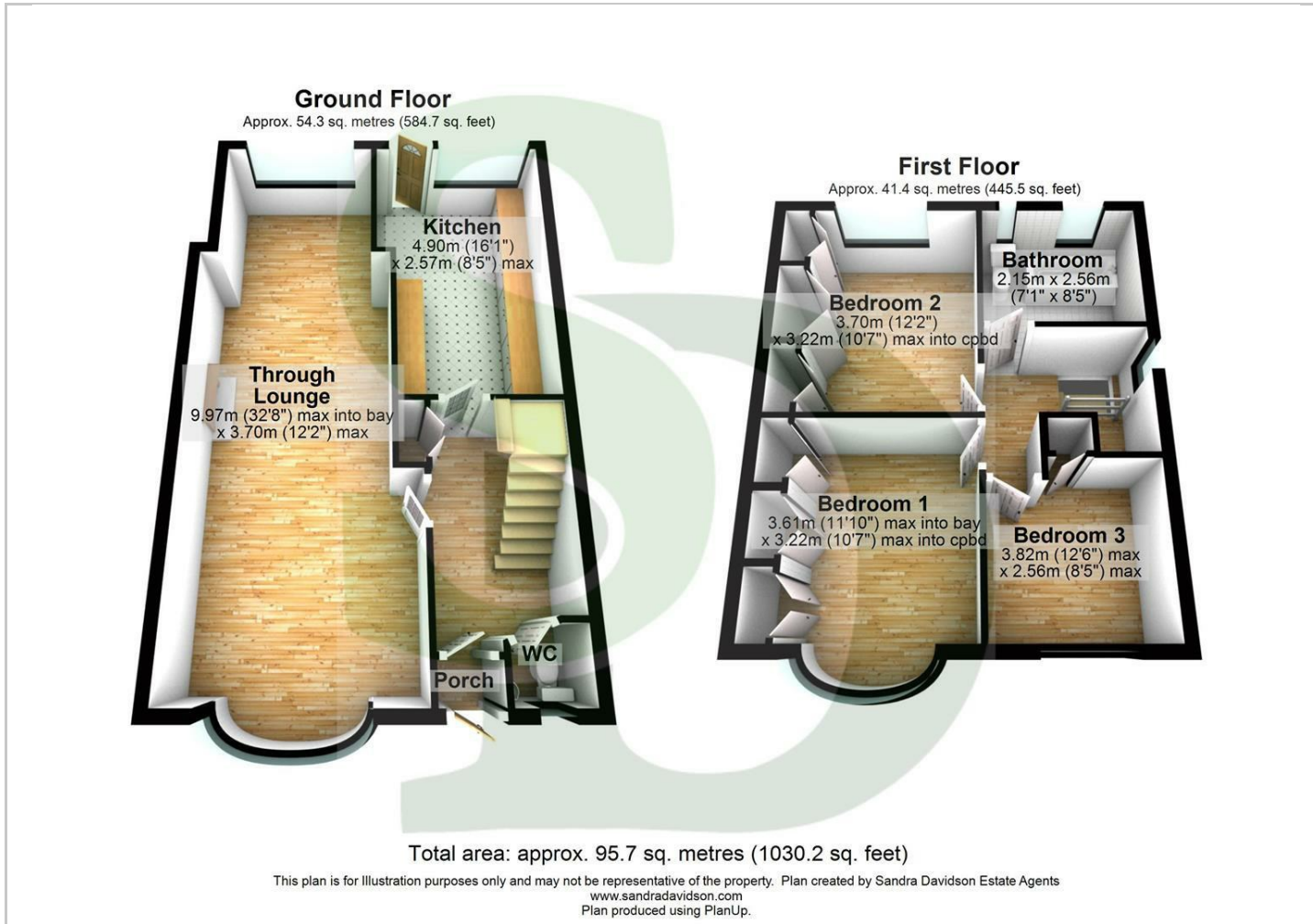
To the front is off street parking for multiple cars on own driveway



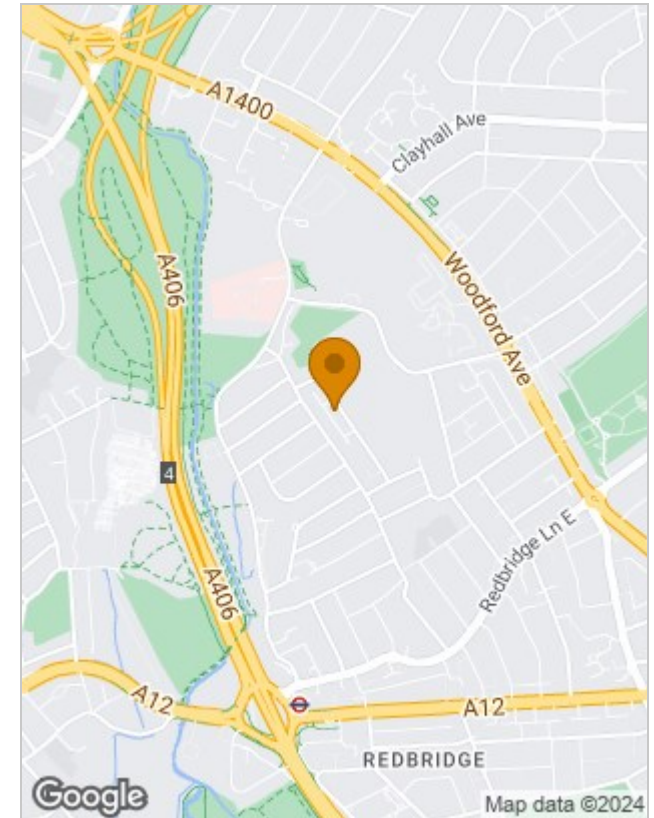




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	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.