



Eastern Avenue, Redbridge, IG4 5AA

Guide Price £550,000





Eastern Avenue

Redbridge, IG4 5AA

Local Authority: Redbridge
Tax Band: D

- Guide Price £550,000 to £600,000
- Off Street Parking
- Circa 73' Rear Garden
- Plans Available for a Ground Floor Extension
- Close to Local Shops and Amenitiesmity to Redbridge Central Line
- Three Generously Sized Bedrooms!!!
- Rear Access Road
- Two Receptions
- Close Proximity to Redbridge Central Line
- EPC 71C

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Sandra Davidson Estate Agents are pleased to present this SPACIOUS three bedroom terraced house located on the popular Eastern Avenue in Redbridge, offering comfortable and convenient living within easy reach of local amenities and transport links.

The ground floor of the property features a welcoming entrance hallway leading to a spacious and bright bay-fronted living room. The adjoining dining room offers plenty of natural light through the tri-fold doors, perfect for summer-time dining and entertaining! The FITTED KITCHEN features a fitted gas cooker and plenty of storage space, also offering plenty of natural light via the double glazed windows and door leading to the garden.

Upstairs, the property boasts THREE GENEROUSLY SIZED BEDROOMS, all of which benefit from plenty of natural light and two of them benefitting from fitted wardrobes, offering ample storage space. The bedrooms are served by a modern three-piece family bathroom, as well as an additional WC.

The property also benefits from a circa 73' private rear garden, which offers a tranquil space for relaxation as well as access via a private access road; giving you the opportunity to build an annexe or garage (s.t.p.p).

Located on Eastern Avenue, the property benefits from being on the doorstep of the A12 and within a short walk to both Redbridge Central Line, Gants Hill Central Line as well as being in the immediate vicinity of local bus routes. Local amenities are also close by, with a wide range of shops, restaurants and cafes located within easy reach.

Overall, this three bedroom terraced house on Eastern Avenue offers comfortable and convenient living in a sought-after location, making it an ideal choice for families and professionals alike. CALL NOW TO ARRANGE YOUR VIEWING!!!

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Entrance Porch

Via double glazed uPVC door into entrance porch

Entrance Hall

Via single door into entrance hall with solid wood flooring, radiator, ceiling light, under stair storage, doors to:

Reception One 15'8" x 13'6" (4.78m x 4.12m)

Double glazed bay window to front with radiator under, hardwood flooring, wall mounted feature lights, ceiling light

Reception Two 14'4" x 11'5" (4.36m x 3.48m)

Tri-Fold doors to rear, hardwood flooring, radiator, ceiling light

Kitchen 10'4" x 9'3" (3.16m x 2.82m)

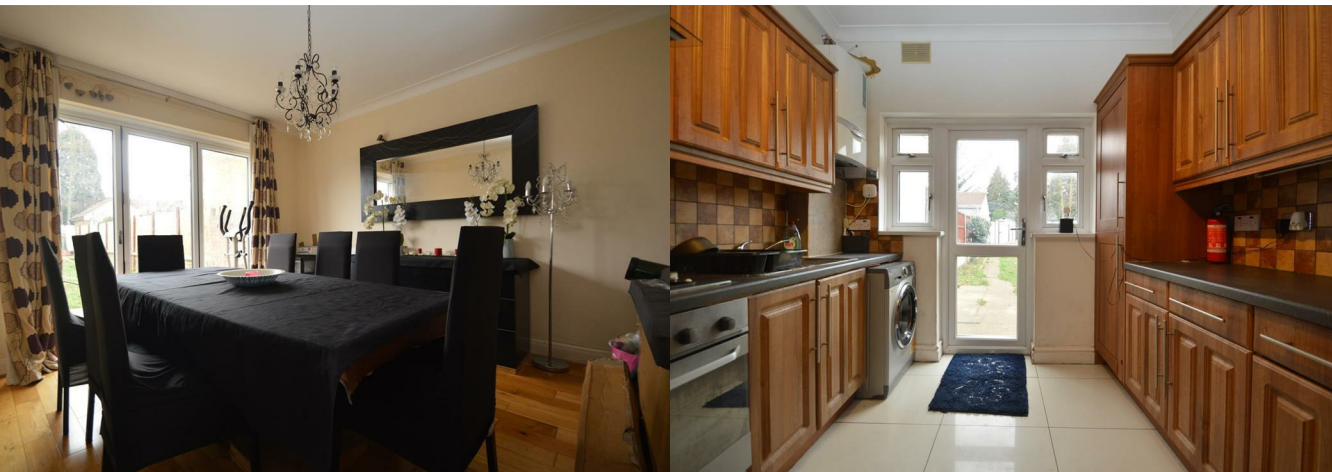
Range of fitted wall and base units, integrated four ring gas hob with extractor hood over, space and services for washing machine, wall-mounted gas combi-boiler, tiled flooring, ceiling light, two double glazed windows to rear, double glazed uPVC door to rear

First Floor Landing

Via stairs with fitted carpet, ceiling light, doors to:

Bedroom 1 15'7" x 11'9" (4.74m x 3.59m)

Double glazed bay window to front with radiator under, fitted wardrobes with sliding doors, fitted carpet, ceiling light





Bedroom 2 14'3" x 11'1" (4.35m x 3.39m)
Double glazed window to rear with radiator under, fitted carpet, fitted wardrobes, ceiling light

Bedroom 3 8'7" x 8'11" (2.62m x 2.73m)
Double glazed window to front with radiator under, fitted carpet, ceiling light

Bathroom 10'4" x 6'5" (3.16m x 1.95m)
Suite comprising bathtub with shower curtain and power shower, low level WC, pedestal hand wash basin, LED wall-mounted vanity mirror, chrome plated heated towel rail, tiled walls and flooring, double glazed window to rear, ceiling light

WC 5'5" x 2'10" (1.66m x 0.86m)
Tiled walls and flooring, low level WC, hand wash basin, towel ring, double glazed window to rear, ceiling light

Exterior 73'5" (22.40m)
The rear garden measures circa 73' with rear access via an access road. To the front of the property is your own paved driveway offering off street parking for multiple cars

Additional Information
Local Authority: Redbridge
Council Tax Band D
EPC 71C

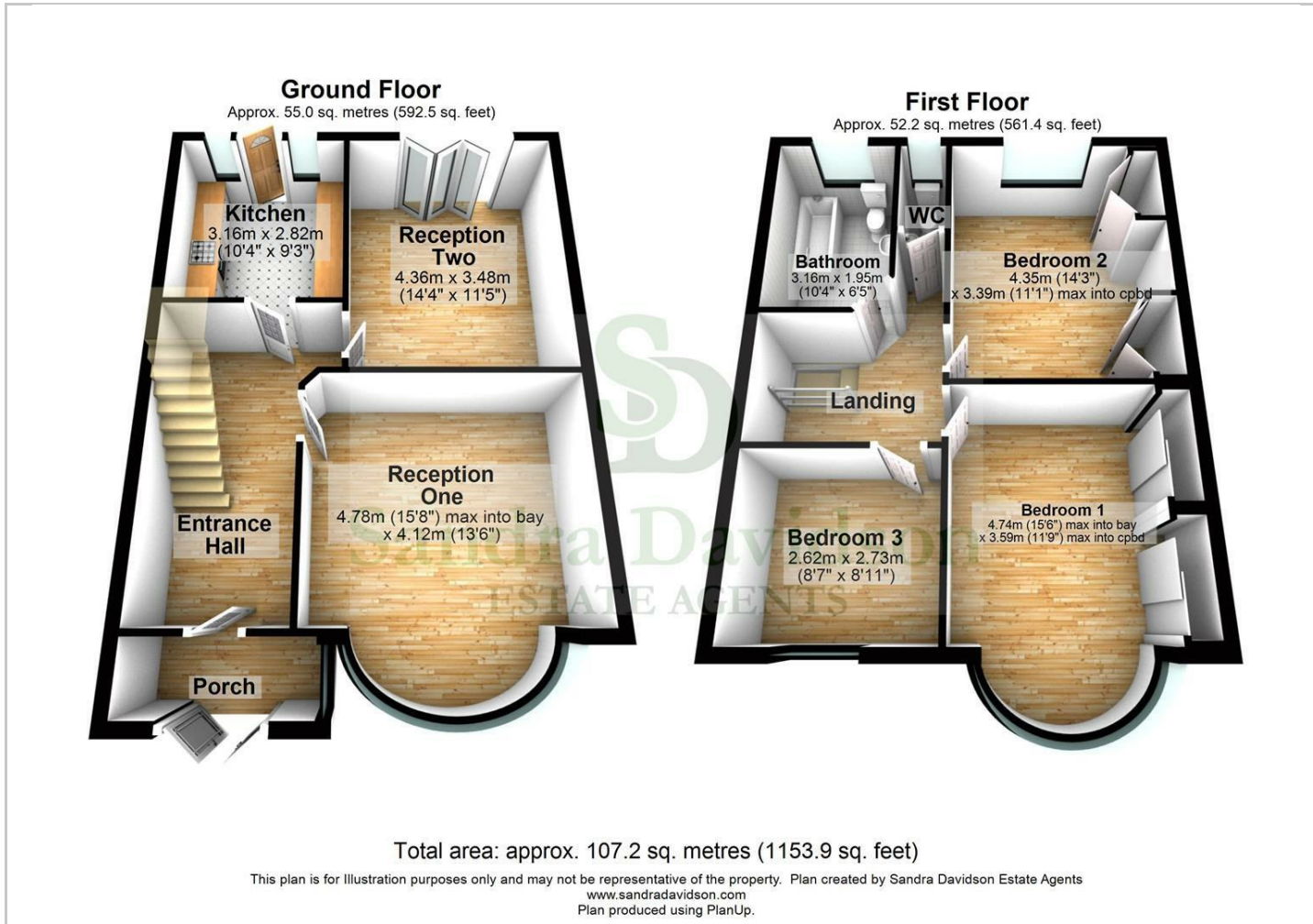
Agent's Note
Please note that no services or appliances have been tested by Sandra Davidson Estate Agents



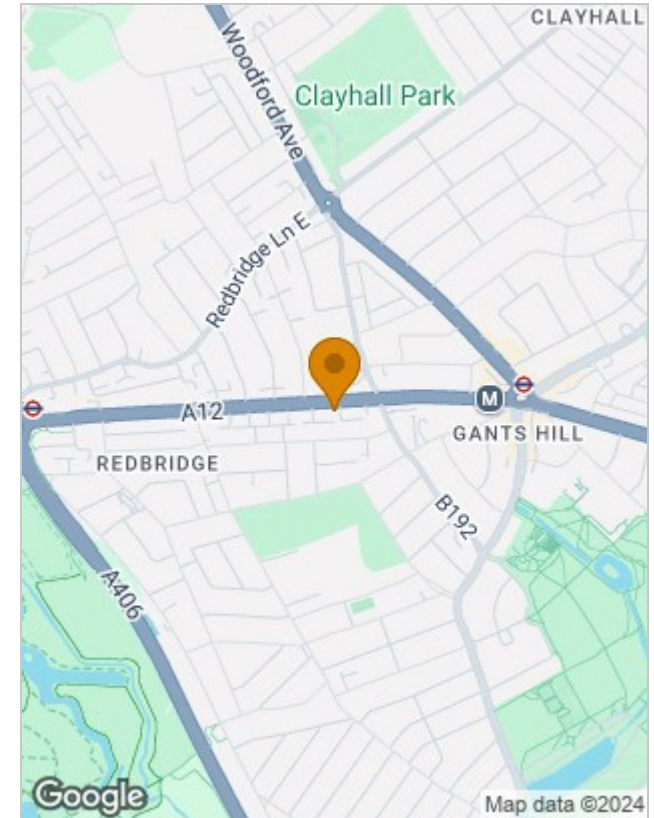




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		71	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.