



Avondale Crescent, Redbridge, IG4 5JB

Asking Price £800,000





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Redbridge, IG4 5JB

Local Authority: Redbridge
Tax Band: D

- EPC RATING: tbc
- SEMI DETACHED FAMILY HOME
- EXTENDED KITCHEN DINER
- 66' REAR GARDEN with OUTBUILDING
- BEAL HIGH & REDBRIDGE JUNIOR SCHOOLS CATCHMENT
- VERY WELL PRESENTED
- FIVE/SIX BEDROOMS
- TWO BATHROOMS
- OFF STREET PARKING ON OWN DRIVE FROM MULTIPLE CARS
- CLOSE PROXIMITY TO REDBRIDGE UNDERGROUND

Sandra Davidson are pleased to offer a rare opportunity to acquire this VERY WELL PRESENTED, thoughtfully extended, double fronted family home on a much sought after turning in Redbridge. The property features; An open plan Through Lounge, Study, Shower Room and an EXTENDED Kitchen/Diner on the Ground Floor with Five Bedrooms and Family Bathroom on the first floor. Externally the property benefits from a circa 67' REAR GARDEN and off street parking FOR MULTIPLE CARS on OWN DRIVE. The property is situated within the Redbridge and Beal schools catchment area and easy access to Redbridge Central Line station. This property can only be appreciated by an internal inspection, OFFERS SCOPE TO FURTHER EXTEND (stpp) and comprises:-



ENTRANCE HALL

Via French double glazed doors into enclosed storm porch with double glazed window to flank, light, tiled flooring, double glazed door to entrance hall with: tiled flooring, radiator, ceiling rose with inset light, access to under stair storage, carpeted stairs to first floor, doors to:

OPEN PLAN RECEPTION

27'8" x 13'1" (8.43m x 4.00m)

Double glazed bay window to front, fitted carpet, two ceiling roses with inset light, radiator, opening to:

DINING AREA

10'1" x 17'7" (3.08m x 5.35m)

Double glazed bi-fold doors to rear into garden, spotlights to ceiling, tiled flooring, opening to:

KITCHEN AREA

13'10" x 9'3" (4.22m x 2.83m)

Fitted wall and base units, quartz work surface, five ring gas hob with extractor hood over, one bowl undermounted sink with drainer, spotlights to ceiling, tiled flooring, partly tiled walls, double glazed door to rear, further double glazed door to Conservatory, opening to Lobby

GARDEN ROOM/CONSERVATORY

16'4" x 9'0" (5m x 2.753m)

Double glazed windows to flank and rear, double glazed sliding door to rear garden, vinyl flooring

LOBBY

Tiled flooring, spotlights to ceiling, door to:

STUDY

17'4" x 7'10" (5.28m x 2.38m)

Double glazed windows to front, tiled flooring, light,

SHOWER ROOM

Suite comprising; Walk-in shower cubicle, low level WC, hand wash basin, tiled walls and flooring, light

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FIRST FLOOR LANDING

Fitted carpet, access to loft space, light, doors to:

BEDROOM ONE 14'10" x 12'3" (4.53m x 3.73m)
Double glazed bay window to front, fitted carpet, radiator, ceiling fan-light, fitted cupboards

BEDROOM TWO 12'4" x 12'3" (3.76m x 3.73m)
Double glazed window to rear, fitted carpet, fitted cupboards, radiator, light

BEDROOM THREE 9'2" x 7'0" (2.80m x 2.13m)
Two light oriel bay window to front, fitted carpet, light, radiator

BEDROOM FOUR 14'11" x 6'11" (4.55m x 2.10m)
Two light oriel bay window to front, laminate wood flooring, light, radiator

FAMILY BATHROOM

Suite comprising; Jacuzzi bathtub, low level WC with hidden cistern, hand wash basin inset to vanity, chrome plated heated towel rail, tiled walls and flooring, spotlights to ceiling, double glazed window to rear

BEDROOM FIVE 9'10" max x 6'10" max (3.02m max x 2.10m max)
Double glazed window to rear, fitted carpet, light, wall mounted boiler

EXTERIOR 65'7" (20)

The rear garden measures approximately 66' with paved area to front, remainder laid lawn with flowerbed and shrub borders.

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

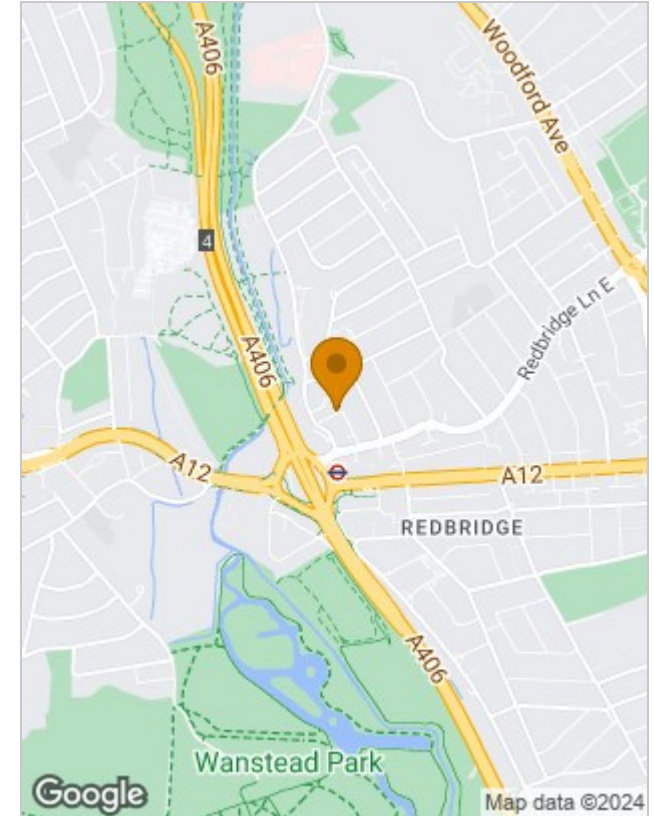




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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.