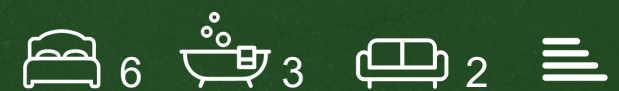




Leigh Avenue, Redbridge, IG4 5PH

Offers In The Region Of £750,000





# Leigh Avenue

Redbridge, IG4 5PH

Local Authority: Redbridge  
Tax Band: E

- CHAIN FREE!!!
- En-Suite to Main Bedroom
- Impressively Extended
- Off Street Parking
- Close Proximity to Redbridge Central Line Station
- Six Bedrooms
- Three Bathrooms
- Low Maintenance Rear Garden
- Beal School Catchment
- EPC TBC

\*\*\* CHAIN FREE \*\*\*

Sandra Davidson are delighted to present an opportunity to acquire a rare, very well-presented, IMPRESSIVELY EXTENDED, SIX BEDROOM link semi-detached bungalow situated on a quiet residential turning in Redbridge, offering good sized accommodation throughout.

On the ground floor you are presented with two double bedrooms (one being an en-suite), a further single bedroom, family bathroom, through lounge, utility area, office area and fitted kitchen. On the first floor there are a further three double bedrooms, a storage room and a modern family bathroom.

Externally, the property features a LOW MAINTENANCE PAVED rear garden. To the front you will find off street parking for multiple cars on your own paved driveway.

The property is situated within the Redbridge and Beal High School catchment areas and is just a short walk to Redbridge Underground Station (Central Line - Zone 4).

This tastefully decorated home can only be appreciated by internal inspection, is offered CHAIN FREE and comprises:-



#### Porch

Fully enclosed uPVC storm porch with tiled flooring, further door to:

#### Inner Hallway

Hardwood flooring, radiator, ceiling light, doors to:

#### Reception

18'3" x 11'3" (5.57m x 3.42m)  
Double glazed bay window to front with radiator under, hardwood flooring, coved cornicing, feature fireplace, ceiling light, open plan to:

#### Dining Area

16'6" x 11'3" (5.02m x 3.42m)  
Hardwood flooring, ceiling light, coved cornicing, radiator, sliding door to:

#### Kitchen

9'4" x 9'6" (2.84m x 2.90m)  
Range of fitted wall and base units, two bowl under counter sink, five ring gas hob with extractor over, integrated oven, integrated fridge/freezer, tiled walls and flooring, ceiling light, double glazed window to rear, uPVC door to rear

#### Bathroom

Tiled walls and flooring, corner bathtub, low level WC, pedestal hand wash basin, two double glazed windows to flank, spotlights inset to ceiling

#### Bedroom 1

13'6" x 10'3" (4.11m x 3.13m)  
Double glazed window to rear with radiator under, fitted carpeted, fitted wardrobes, ceiling light

#### En-suite

8'6" x 7'1" (2.59m x 2.17m)  
Suite comprising corner shower cubicle with power shower, bathtub, bidet, low level WC, pedestal hand wash basin, tiled walls and flooring, spotlights inset to ceiling, extractor fan

#### Bedroom 2

14'10" x 11'1" (4.51m x 3.39m)  
Double glazed bay window to front with radiator under, fitted carpet, ceiling light

#### Bedroom 3

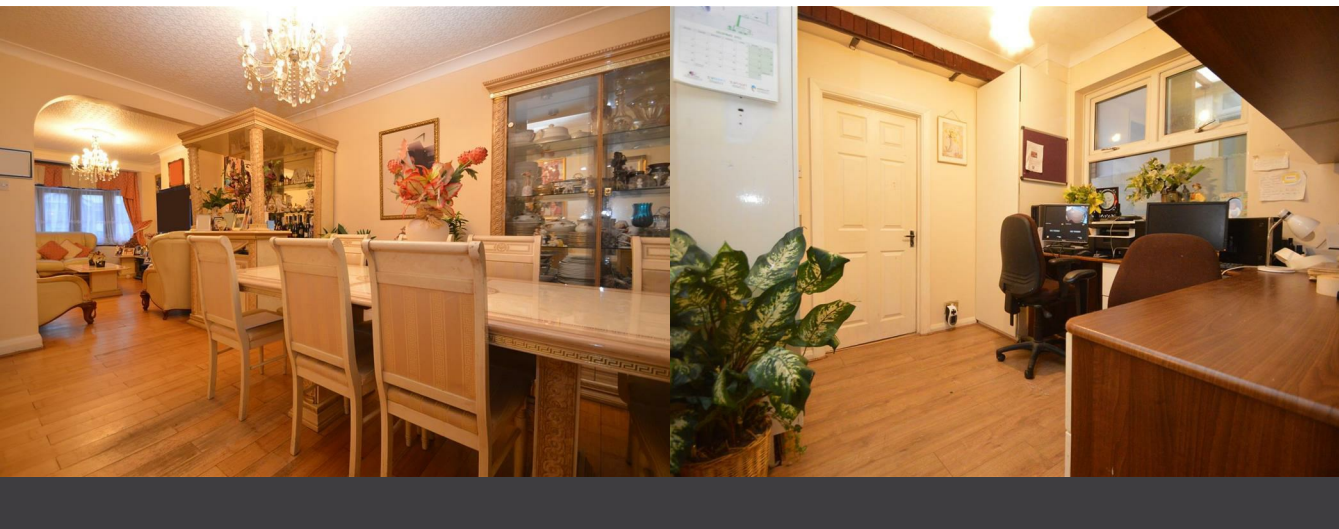
9'2" x 8'10" (2.80m x 2.69m)  
Double glazed window to rear with radiator under, fitted carpet, ceiling light

#### Office/Study

8'10" x 8'11" (2.70m x 2.73m)  
Double glazed window to flank, fitted cupboard, oak effect flooring, radiator, ceiling light

#### Landing

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





**Bedroom 4** 12'10" x 13'2" (3.92m x 4.02m)  
Double glazed window to rear with radiator under, fitted carpet, fitted wardrobes, ceiling light

**Bedroom 5** 13'8" x 18'7" (4.17m x 5.66m)  
To skylights to front, fitted wardrobe, fitted carpet, ceiling light

**Bedroom 6** 12'11" x 9'1" (3.93m x 2.77m)  
Double glazed window to rear with radiator under, fitted carpet, fitted wardrobe, fitted carpet, ceiling light

**Store Room** 6'0" x 14'4" (1.83m x 4.36m)  
Skylight to front, fitted carpet

**Family Bathroom** 12'8" x 7'0" (3.86m x 2.13m)  
Skylight to flank, tiled flooring, low level WC, chrome plated heated towel rail, pedestal hand wash basin, spotlights inset to ceiling

**Garage**  
Up and over door, ceiling light

**Utility Area** 6'4" x 7'6" (1.94m x 2.28m)  
Double glazed window to rear, skylight,

**Exterior** 41'0" (12.51m)  
The low maintenance rear garden measures circa 41'.  
To the front of the property is your own paved driveway offering off street parking for multiple cars

**Additional Information**  
EPC TBC  
Local Authority Redbridge  
Council Tax Band E

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

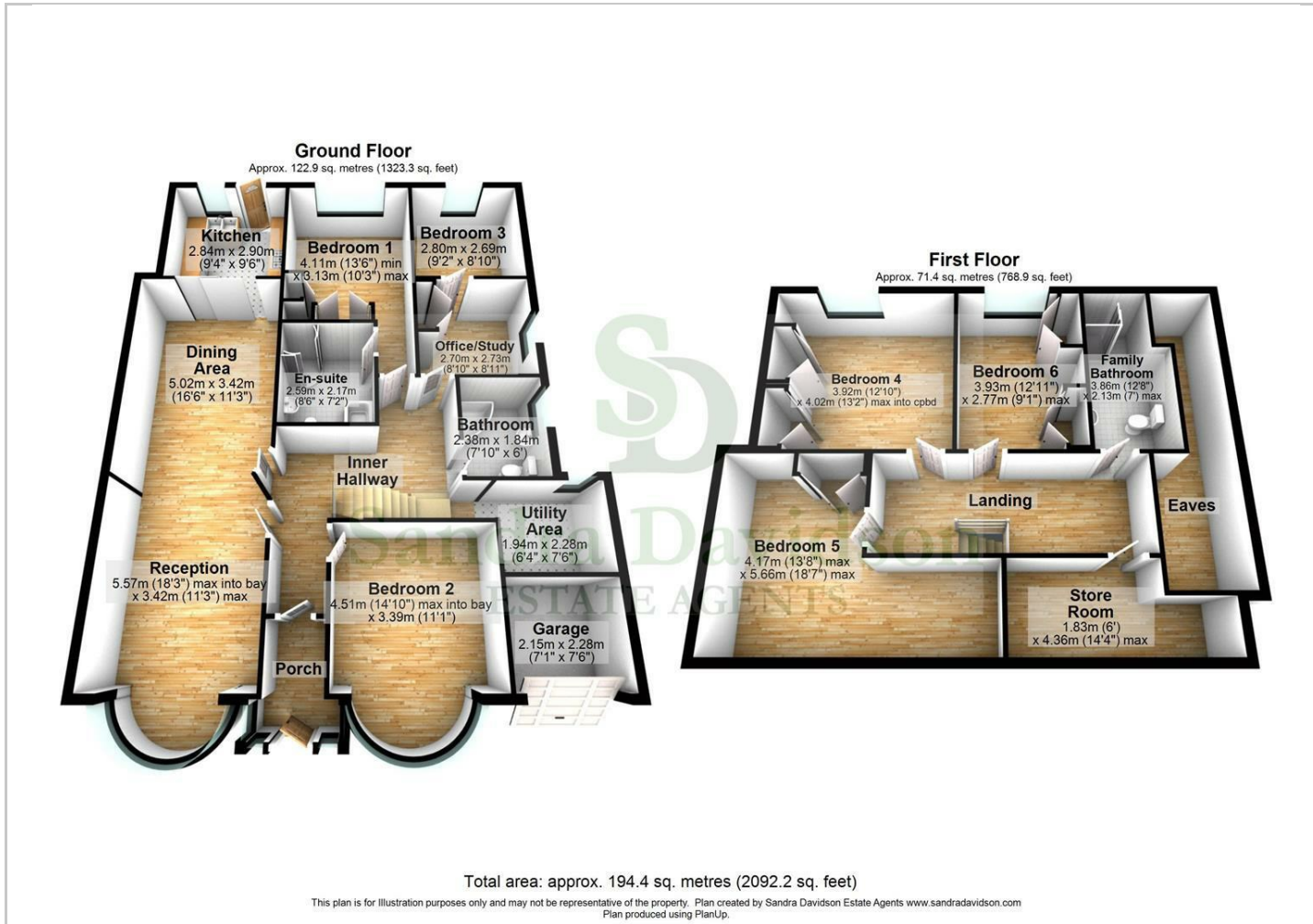






P  
No parking  
at this location

## Floor Plans



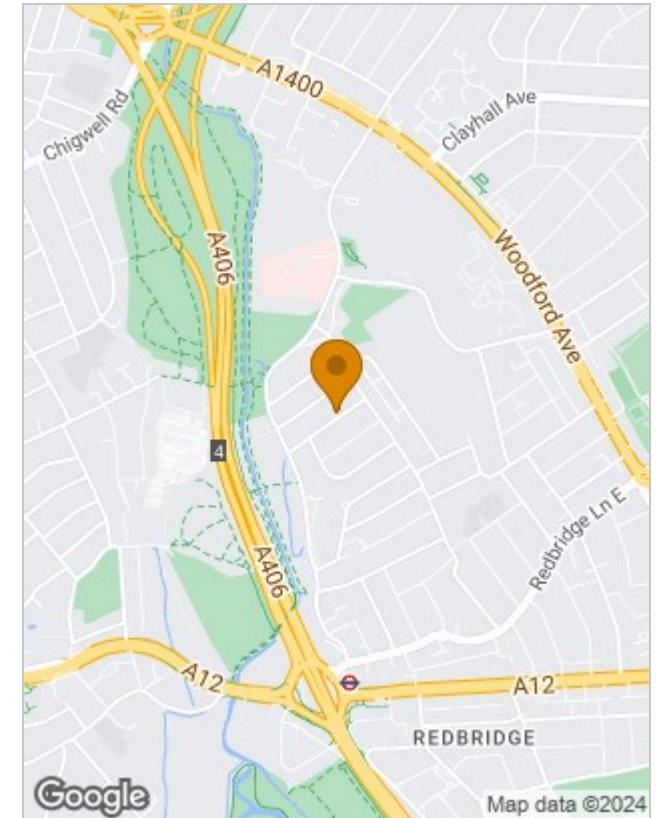
## Viewing

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.

10 Roding Lane South, Essex, IG4 5NX  
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## 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	