



Redbridge Lane East, Redbridge, IG4 5DB

Offers In Excess Of £800,000









# Redbridge Lane East

## Redbridge, IG4 5DB

Local Authority: Redbridge  
Tax Band: E

- EPC RATING: 69C
- VERY WELL PRESENTED
- 50' GARDEN
- BEAL HIGH & REDBRIDGE PRIMARY SCHOOL CATCHMENTS
- FOUR BEDROOMS & TWO BATHROOMS
- EXTENDED SEMI DETACHED BUNGALOW
- DETACHED DOUBLE GARAGE
- CLOSE TO REDBRIDGE UNDERGROUND STATION
- EXTENDED KITCHEN/DINER
- CALL NOW TO VIEW!!!

Sandra Davidson are delighted to present an opportunity to acquire a rare, impressively extended, IMMACULATELY PRESENTED, semi detached, FOUR BEDROOM bungalow on a sought after road in Redbridge IG4. This family home features Two Bedrooms, Lounge, EXTENDED MODERN FITTED KITCHEN DINER and Shower Room on the Ground Floor, with a further Third and Fourth Bedrooms and Family Bathroom on the First Floor. Externally the property offers generous REAR GARDEN a TWO DETACHED GARAGES offering space to FURTHER EXTEND (stpp) and OFF STREET PARKING for multiple cars on own driveway. The property is situated within the Redbridge and Beal schools catchment area with easy access to REDBRIDGE CENTRAL LINE STATION and can only be appreciated by an internal inspection.

This impressive family home CAN BE OFFERED CHAIN FREE and comprises:-



### PORCH

Entrance via double glazed door into fully enclosed storm porch with; two double glazed sidelights, fitted carpet, light, leaded stained glass door into entrance hall with:

### ENTRANCE HALL

Fitted carpet, radiator with bespoke cover, dado rail, picture rail, ceiling lights, carpeted stairs to first floor, doors to:

### RECEPTION

19'8" x 11'0" (6.00m x 3.36m)

Double glazed window to flank, fitted carpet, light, timber fire surround with tiled insert, double glazed French doors to:

### KITCHEN/DINER

17'9" x 27'2" (5.42m x 8.29m)

KITCHEN AREA: fitted wall and base units, work surface with metro tiled backsplash, one bowl sink with drainer, five ring gas hob with extractor hood over, integrated oven/grill, space and services for washing machine, dryer and dishwasher, tiled flooring, spotlights to ceiling, double glazed window to rear.

DINING AREA: Double glazed French doors to rear garden with sidelights, spotlights to ceiling, tiled flooring, radiator

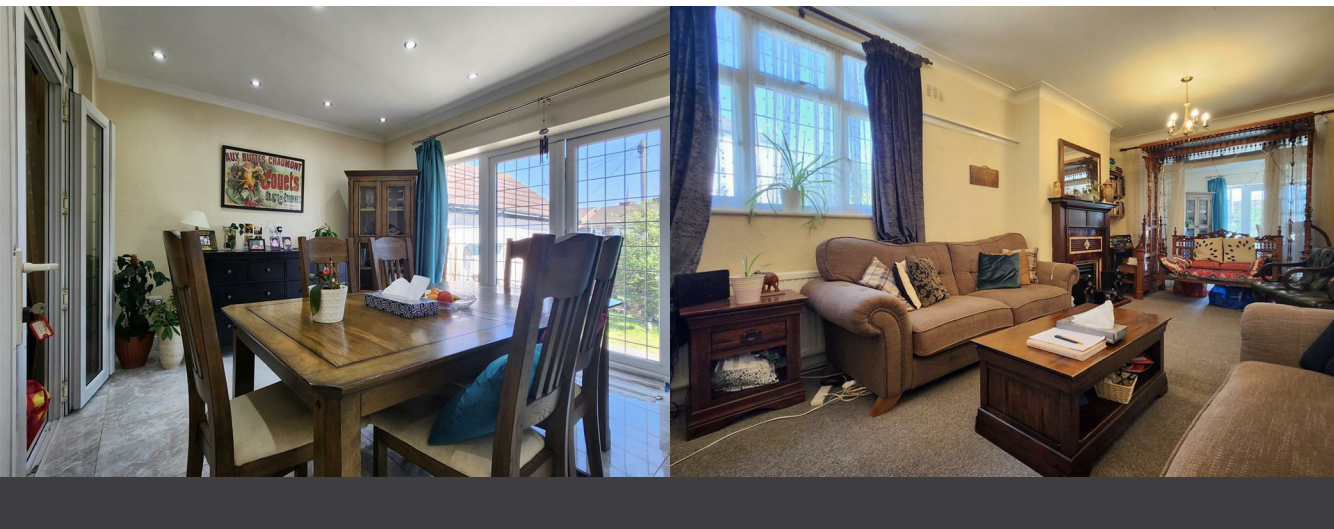
### SHOWER ROOM

Suite comprising: corner walk-in shower cubicle with rainfall effect shower over, hand wash basin inset to vanity, wall mounted vanity mirror, low level WC with douche spray tap, chrome plated heated towel rail, 12v shaver socket, extractor fan, spotlights to ceiling, tiled walls and flooring

### BEDROOM ONE

14'8" max into bay x 11'4" max (4.49m max into bay x 3.46m max)

Double glazed bay window to front, radiator under, fitted carpet, light, fitted cupboard, tiled fire surround







**BEDROOM TWO** 12'1" x 10'9" max into cpbd (3.69m x 3.30m max into cpbd)  
Double glazed window to front, radiator, fitted carpet, fitted cupboards, light

**FIRST FLOOR LANDING**

Double glazed window to rear, fitted carpet, spotlights to ceiling, doors to:

**BEDROOM THREE** 17'1" x 9'6" (5.21m x 2.90m)

Double glazed window to rear, two sky-light windows to front, radiator, fitted carpet, spotlights to ceiling, access to eaves store

**BEDROOM FOUR** 8'9" x 10'4" (2.67m x 3.15m)

Double glazed window to rear, fitted carpet, radiator, spotlights to ceiling

**BATHROOM**

Suite comprising; bathtub with shower screen and shower over, hand wash basin inset to vanity, low level WC with douche spray pipe, wall mounted vanity mirror, chrome plated heated towel rail, extractor fan, tiled walls and flooring, double glazed window to flank, spotlights to ceiling

**EXTERIOR**

49'2" (15m)

The rear garden measures approximately 50' with paved area to front, remainder laid lawn, door to Garage One

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

**GARAGE ONE** 15'2" x 8'11" (4.64m x 2.74m)

Door to front, further door to flank, power and light

**GARAGE TWO** 15'2" x 9'5" (4.64m x 2.89m)

Accessed via front driveway, up and over door to front, power and light





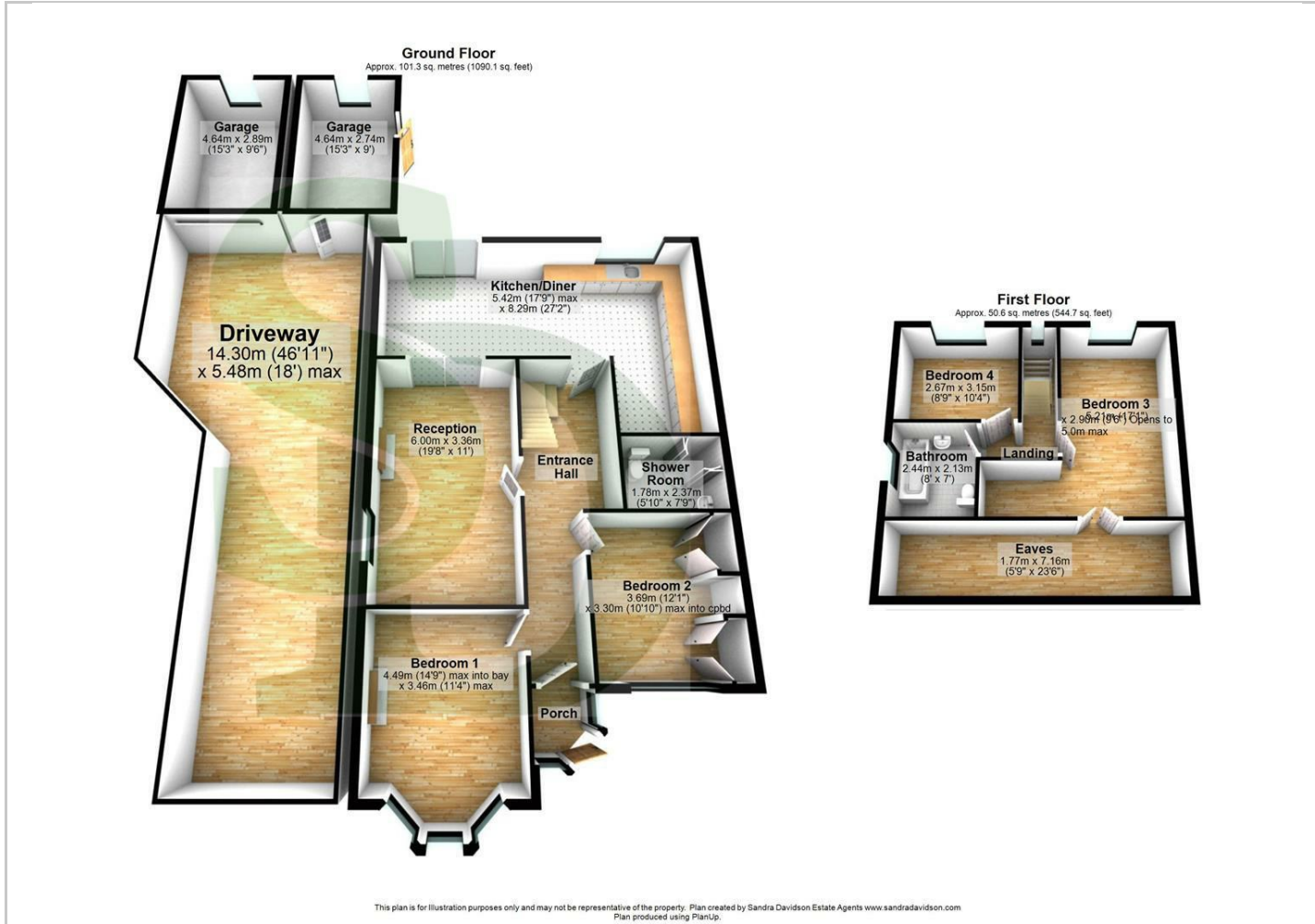




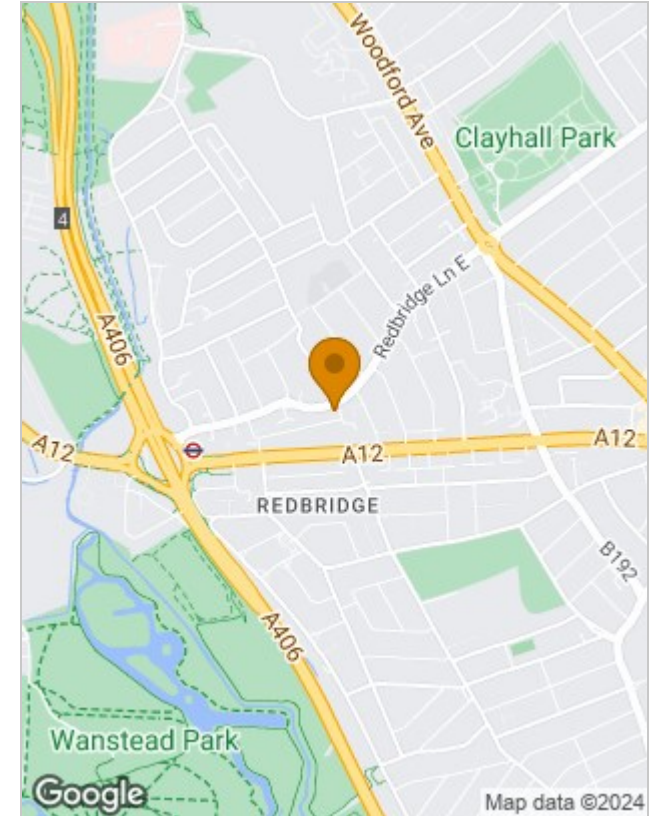




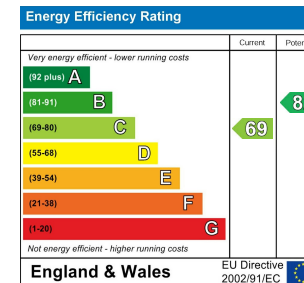
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.