



Redbridge Lane East, Redbridge, IG4 5BH

Asking Price £800,000





# Redbridge Lane East

Redbridge, IG4 5BH

Local Authority: Redbridge  
Tax Band: F

- EPC Rating:
- Impressively Extended
- Four Bedrooms
- Extended Kitchen Diner
- Beal High & Redbridge Primary Schools Catchment
- Very Well Presented
- END TERRACED - Corner Plot
- Two Bathrooms
- Large Rear Garden
- Call NOW to AVOID MISSING OUT!!

**\*\* WIDER THAN AVERAGE PLOT! \*\***

Sandra Davidson are privileged to offer an opportunity to acquire this VERY WELL PRESENTED, LARGER THAN AVERAGE, END TERRACED family home on a much sought after road in Redbridge. The property features; a through Lounge Reception, EXTENDED KITCHEN DINER, Study, Utility Room and Shower Room on the ground floor with FOUR BEDROOMS & Family Bathroom on the First Floor. To the rear is WIDENING 52' REAR GARDEN and off street parking to the front via own drive offering parking for multiple cars. The property is situated within the Redbridge and Beal schools catchment area with easy access to Redbridge Central Line station and can only be fully appreciated by an internal inspection.

The property offers scope to further extend (stpp) and comprises:-



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#### ENTRANCE

Via double glazed French doors into enclosed storm porch with fitted carpet, light, further door into entrance hall with; fitted carpet, radiator, carpeted stairs to first floor, access to under stair storage, wall mounted light, doors to:

#### RECEPTION 31'5" x 14'2" (9.57m x 4.33m)

Double glazed bay window to front, two radiators, fitted carpet, two feature ceiling lights, double glazed sliding doors to rear into garden

#### KITCHEN AREA 8'6" x 17'1" (2.60m x 5.21m)

Fitted wall and base units, work surface with tiled splashback, one bowl stainless steel sink with drainer and filtered water tap, four ring gas hob with oven grill below and extractor hood over, ceiling light, vinyl flooring, double glazed window to rear, opening to:

#### DINING AREA 12'10" x 12'10" (3.90m x 3.90m)

Two double glazed windows to rear, double glazed door to rear into garden, fitted carpet, light, radiator, door to:

#### UTILITY 7'3" x 9'1" (2.20m x 2.76m)

Space and services for washing machine and dryer, wall mounted boiler, light, vinyl flooring, door to:

#### SHOWER ROOM

Suite comprising; walk in shower enclosure, pedestal hand wash basin, low level WC, chrome plated heated towel rail, tiled walls, vinyl flooring, extractor fan



**LOUNGE** 17'5" x 7'8" (5.32m x 2.34m)  
Double glazed window to front, radiator, fitted carpet, light

**FIRST FLOOR LANDING**  
Fitted carpet, wall mounted light, doors to:

**BEDROOM ONE** 15'0" x 12'10" (4.56m x 3.91m)  
Double glazed bay window to front, fitted carpet, fitted cupboards, light, radiator

**BEDROOM TWO** 11'7" x 12'10" (3.53m x 3.91m)  
Double glazed window to rear, fitted carpet, fitted cupboards, light, radiator

**BEDROOM THREE** 8'6" x 8'0" (2.60m x 2.43m)  
Double glazed window to front, fitted carpet, light, radiator

**BEDROOM FOUR** 13'5" x 7'8" (4.10m x 2.33m)  
Double glazed windows to front and rear, fitted carpet, fitted cupboard housing hot water tank, light, radiator

**BATHROOM**  
Suite comprising; tile panelled bathtub with shower screen and shower over, pedestal hand wash basin, low level WC, chrome plated heated towel rail, tiled walls, fitted carpet, light, two double glazed opaque windows to rear

**EXTERIOR** 52'5" (16m)  
The widening rear garden measures approximately 53' with paved area to front, remainder laid lawn with shrub and tree borders

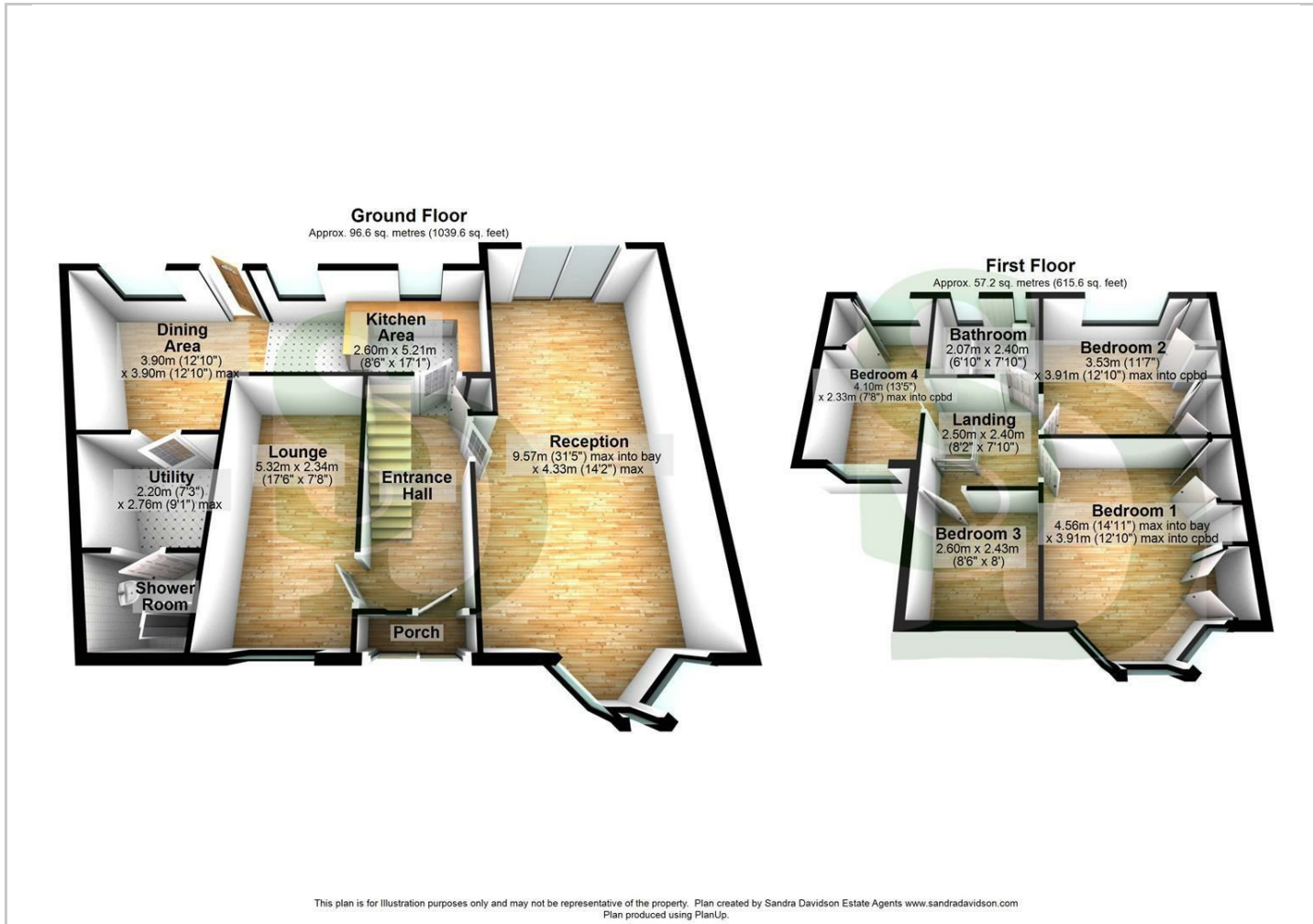
To the front off street parking on own driveway for multiple cars



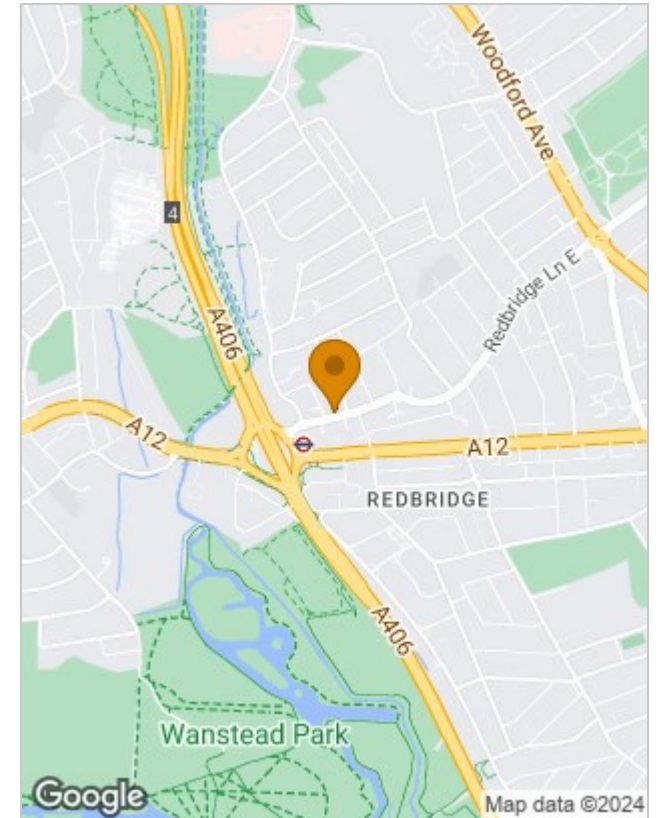




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<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.