



Redbridge Lane East, Redbridge, IG4 5ES

Offers In Excess Of £575,000



Redbridge Lane East

Redbridge, IG4 5ES

Local Authority: Redbridge
Tax Band: D

- Three bedrooms
- Detached Garage to rear
- Potential to Modernise & Extend (s.t.p.p)
- Easy Access to M11, A12 & A406
- 60' Rear Garden
- Off Street Parking
- Close to Redbridge /Gants Central Line
- Close Proximity to Redbridge Primary School & Beal High School
- Close to Local Shops & Amenities
- EPC RATING: D

Sandra Davidson Estate Agents are pleased to present this charming property located on Redbridge Lane East in the desirable Redbridge area. This delightful house boasts 2 reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With 3 cosy bedrooms, there's plenty of space for the whole family to unwind and make this house a home.

Situated in a peaceful neighbourhood, this property offers a tranquil retreat from the hustle and bustle of city life. The property is situated within close proximity to both Redbridge & Gants Hill Central Lines. Families will be pleased to know that the property also falls within the catchment areas of Redbridge Primary School & Beal High School.

One of the standout features of this property is the off street parking space available on your own driveway, as well as a detached garage to the rear of the property.

Don't miss out on the opportunity to make this house your own and create lasting memories in this wonderful home. Contact us today to arrange a viewing and take the first step towards owning your dream property on Redbridge Lane East.

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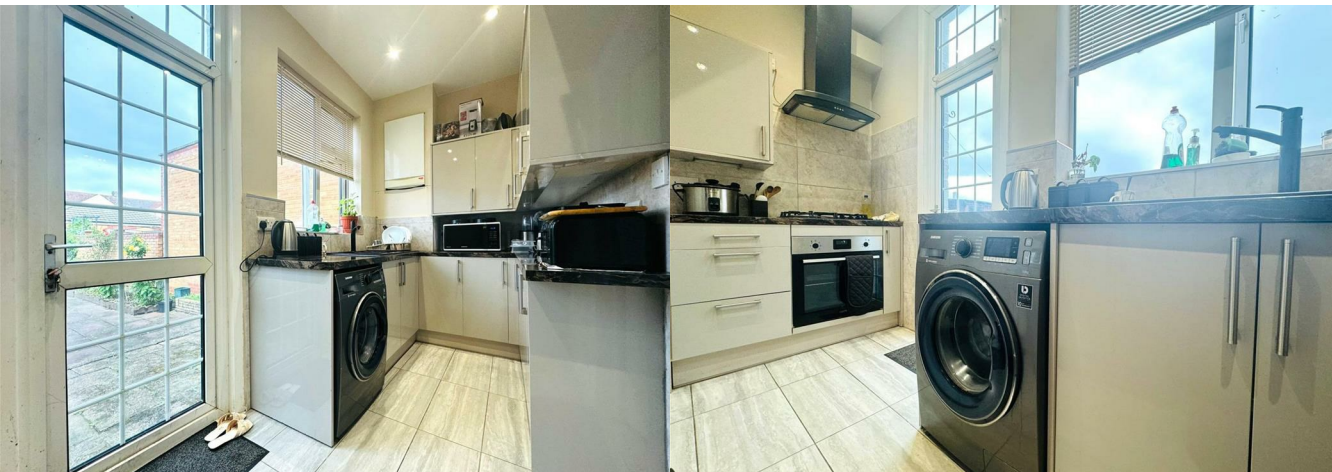
Hallway 11'10" x 5'7" (3.61m x 1.71m)
Via door into entrance hall with fitted carpet, ceiling light, doors to:

Reception 19'2" x 12'1" (5.85m x 3.69m)
Double glazed window to front with radiator under, double glazed patio door to rear with fitted radiator, fitted laminated flooring, ceiling light

Dining Room 14'4" x 10'2" (4.38m x 3.09m)
Double glazed window to front with radiator under, fitted laminated flooring, ceiling light

Kitchen 7'0" x 13'6" (2.13m x 4.11m)
Range of fitted wall and base units, one bowl sink with drainer, four ring integrated gas hob, tiled flooring, spotlights inset to ceiling, double glazed window to rear, glazed door to rear, access to under-stair storage

Bathroom
Suite comprising walk in shower enclosure with power shower, low level WC, pedestal hand wash basin, radiator, double glazed window to rear





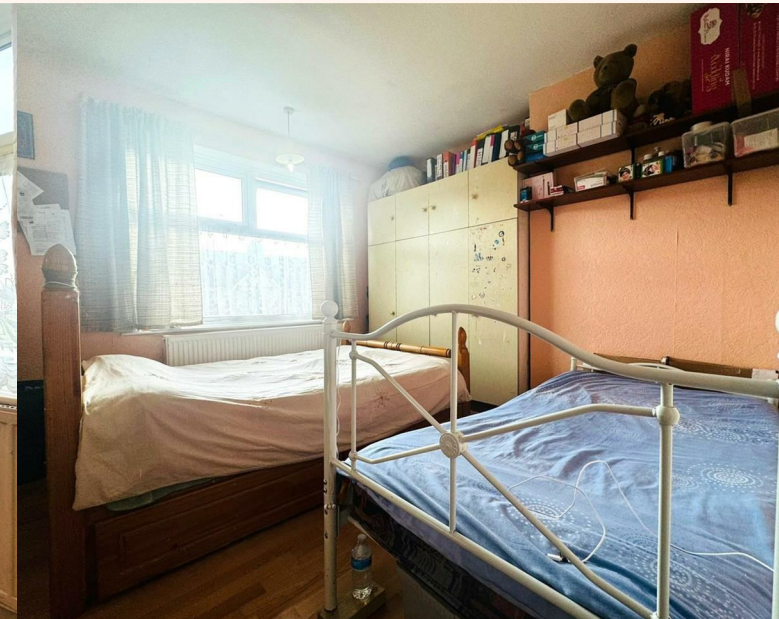
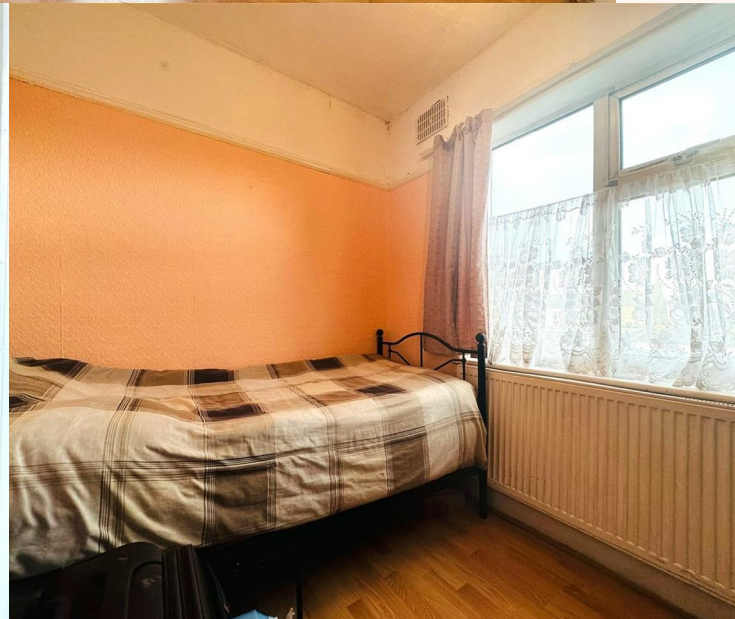
Bedroom 1 11'1" x 13'5" (3.39m x 4.08m)
Double glazed window to front with radiator under, fitted wardrobes, fitted laminated, ceiling light

Bedroom 2 12'6" x 10'5" (3.80m x 3.17m)
Double glazed window to front with radiator under, fitted laminated flooring, ceiling light

Bedroom 3 7'6" x 10'0" (2.28m x 3.05m)
Double glazed window to rear with radiator under, fitted laminated flooring, ceiling light

Exterior 59'0" (18)
The rear garden measures circa 60' mainly laid lawn with a detached garage to the rear. To the front of the property is off street parking for multiple vehicles.

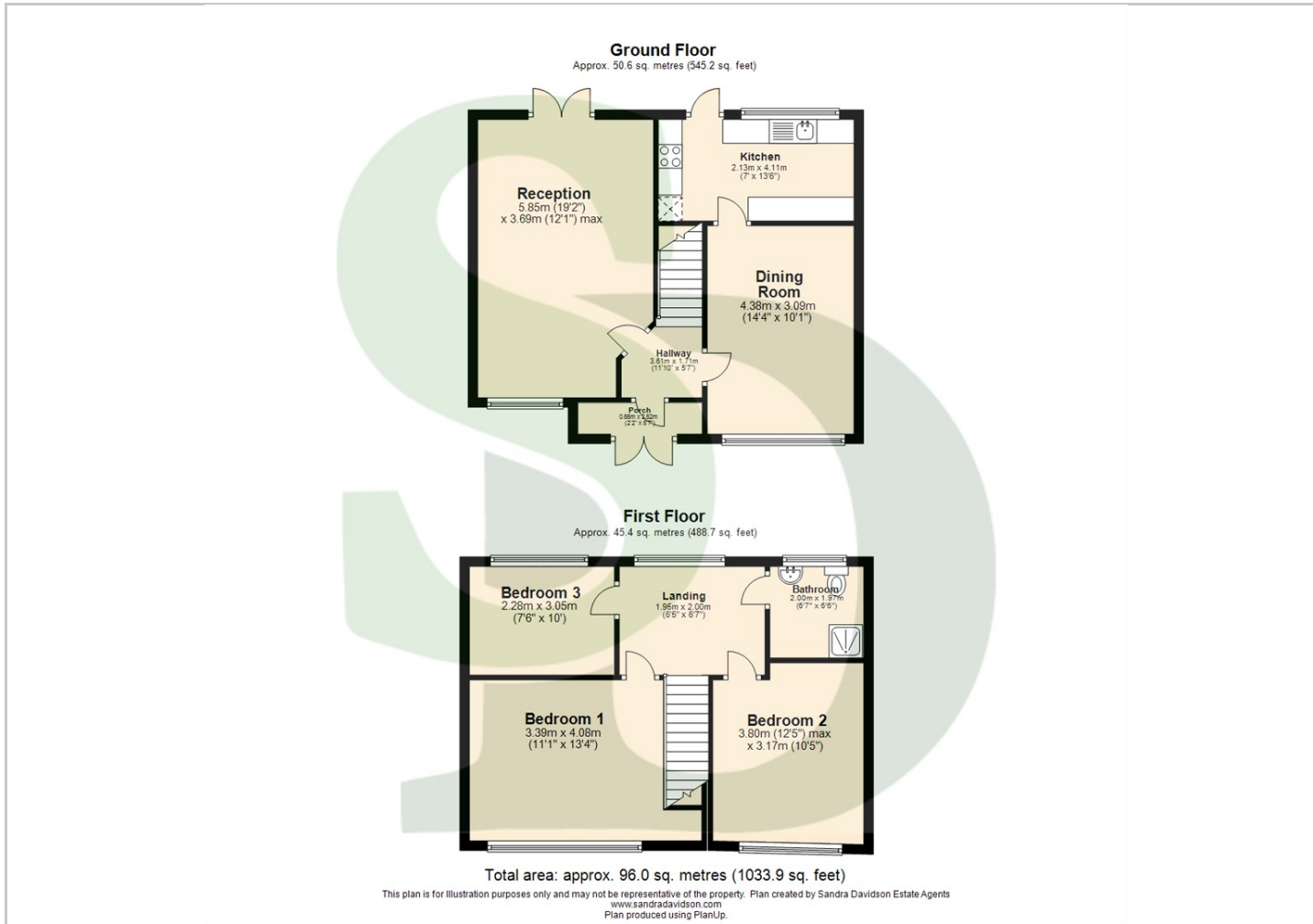
Agent's Note
Please note that no services or appliances have been tested by Sandra Davidson Estate Agents



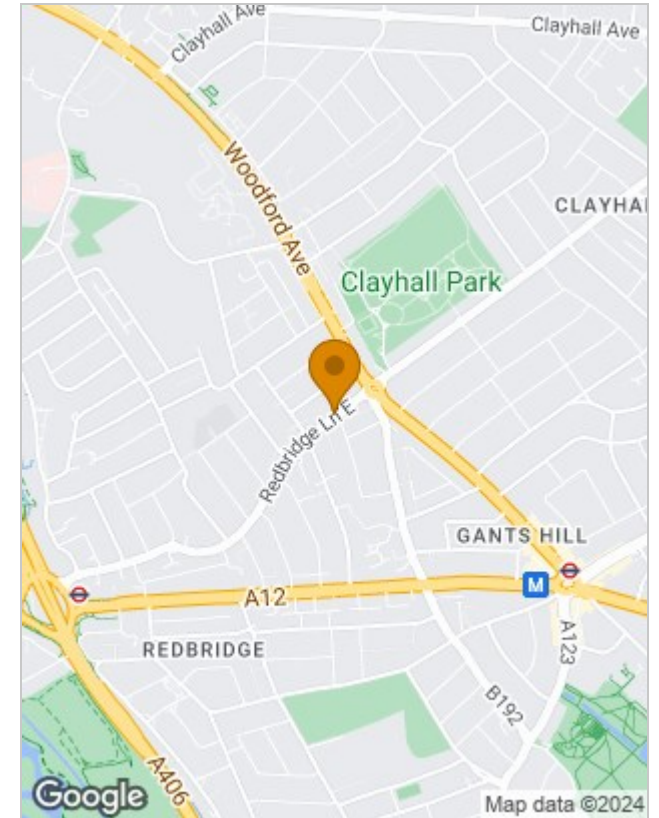




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	57	
(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.