



Windermere Gardens, Redbridge, IG4 5BZ

Offers In The Region Of £850,000





Windermere Gardens

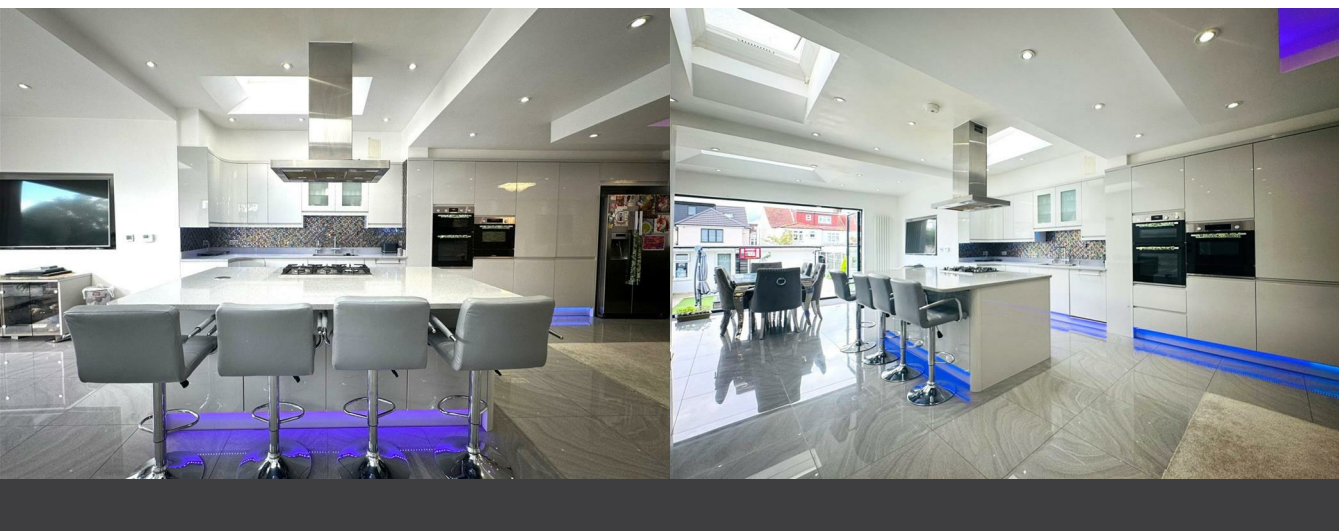
Redbridge, IG4 5BZ

Local Authority: REDBRIDGE
Tax Band: E

- SIX BEDROOM HOUSE
- TWO BATHROOMS & 1 ENSUITE
- SOUGHT AFTER LOCATION IN REDBRIDGE IG4
- UNDERFLOOR HEATING THROUGHOUT
- EPC RATING: C
- EXTENDED KITCHEN DINER
- OFF STREET PARKING FOR MULTIPLE CARS ON OWN DRIVEWAY
- IMMACULATEDLY PRESENTED
- DOUBLED GLAZED WINDOWS AND BI FOLDING DOORS WITH INTEGRATEDBLINDS
- REDBRIDGE CENTRAL LINE STATION WITHIN WALKING DISTANCE

Sandra Davidson are pleased to offer for sale this IMMACULATEDLY PRESENTED, impressively EXTENDED, SIX BEDROOM FAMILY HOME on a much sought after turning in Redbridge. This IMPRESSIVE home features; LARGE OPEN PLAN RECEPTION EXTENDED MODERN KITCHEN DINER, TWO DOUBLE BEDROOMS, utility room and SHOWER ROOM on the ground floor, with THREE BEDROOMS and family bathroom on the first floor with a further ONE LARGE BEDROOM with EN-SUITE on the SECOND FLOOR. To the rear of the property is an un-overlooked, secluded, manicured REAR GARDEN with off street parking for multiple cars to the front on own PAVED DRIVEWAY. The property is situated within the Redbridge and Beal SCHOOL CATCHMENT area with easy access to REDBRIDGE UNDERGROUND STATION.

This outstanding home can only be appreciated by an internal inspection. The property comprises:-



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RECEPTION ROOM

21'5" x 18'1" (6.54m x 5.52m)

Via double glazed doors into fully enclosed porch with tiled flooring and sidelight windows to front, further glazed door into entrance hall with: dropped down ceiling with inset feature light, vertical radiator, carpeted flooring, carpeted stairs to first floor, access to under stairs storage, doors to:

KITCHEN/DINER

16'2" x 25'5" (4.92m x 7.75m)

Range of fitted wall and base units, work surface with tiled upstand, five ring hob with oven grill under and extractor hood over, one bowl sink with drainer, separate hot water and soap dispenser, integrated dishwasher, double glazed window to rear, tiled flooring, radiator, ceiling light, double glazed bi folding doors to rear garden.

DINING AREA

8'2" x 18'6" (2.50m x 5.65m)

Two double glazed windows to rear, double glazed bi folding doors to rear into garden, tiled flooring, light, radiator, underfloor heating door to:

BATHROOM

6'11" x 8'8" (2.12m x 2.63m)

Suite comprising; Bathtub with shower screen and shower over, low level WC, hand wash basin inset to vanity, chrome plated heated towel rail, tiled walls and flooring, extractor fan, double glazed opaque window to rear, light, electric underfloor heating.

BEDROOM ONE

15'1" x 11'7" (4.60m x 3.54m)

Double glazed bay window to front with radiator under, fitted carpet, light, fitted wardrobes

BEDROOM TWO

11'5" x 11'7" (3.49m x 3.54m)

Double glazed window to rear with radiator under, fitted carpet, light, fitted wardrobes

BEDROOM THREE

7'0" x 8'8" (2.13m x 2.63m)

Double glazed window to front with radiator under, fitted carpet, light, fitted wardrobes



BEDROOM FOUR 14'7" x 13'11" (4.44m x 4.24m)
 Double glazed velux windows to front, double glazed windows to rear with radiator under, fitted carpet, light, fitted wardrobes

ENSUITE
 Suite comprising; walk-in shower cubicle with rainfall effect shower, low level WC, hand wash basin inset to vanity unit, chrome plated radiator, tiled walls and flooring, extractor fan, light, sky-light window to front, electric underfloor heating.

BEDROOM FIVE 8'10" x 9'5" (2.69m x 2.87m)
 Fitted cupboards, Double glazed bay window to front with radiator under, fitted carpet, light, fitted wardrobes

BEDROOM SIX 11'6" x 9'5" (3.51m x 2.88m)
 Double glazed bay window to rear with radiator under, fitted carpet, light, fitted wardrobes

SHOWER ROOM 7'0" x 5'6" (2.14m x 1.68m)
 Suite comprising; walk-in shower cubicle with rainfall effect shower, low level WC, hand wash basin inset to vanity unit, chrome plated radiator, tiled walls and flooring, extractor fan, light, sky-light window to front, electric under floor heating

UTILITY AREA 6'8" x 5'6" (2.03m x 1.68m)
 Space for washing machine and tumble dryer.

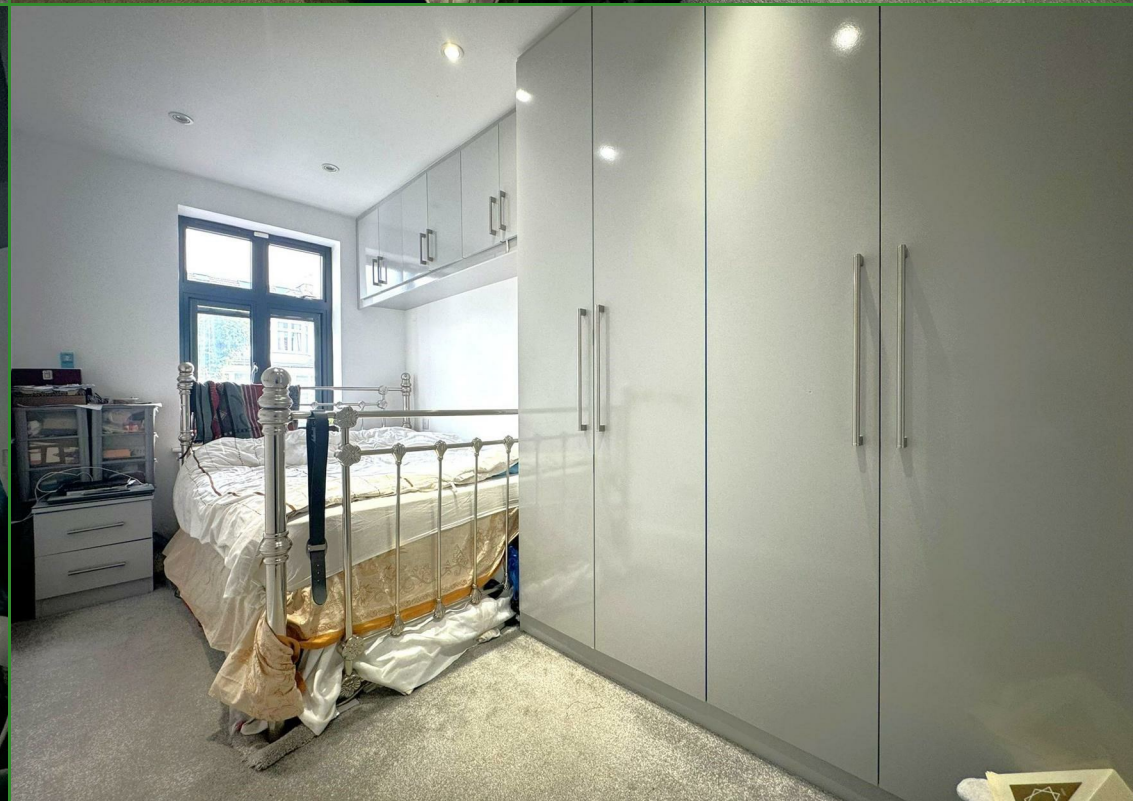
BOILER ROOM
 boiler room, mega flow tank system (300L)

ANENEXE 10'2" x 25'5" (3.11m x 7.75m)
 With power, light, two double glazed windows to front and fitted aluminium doors.

EXTERIOR 59'0" (18)
 Low maintenance rear garden measures approximately 59' with raised brick built flowerbed and shrub borders

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



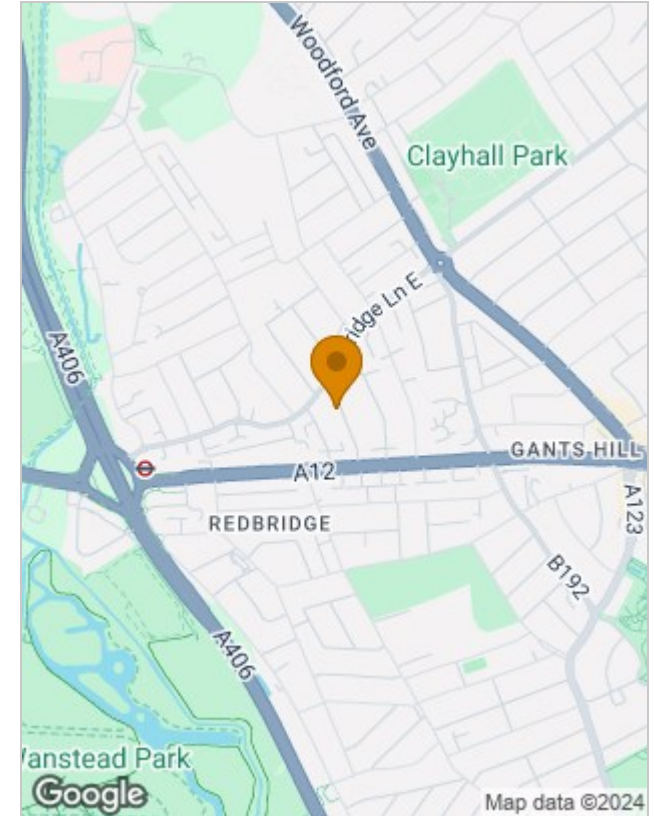




Floor Plans



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.