



Fairmead Gardens, Redbridge, IG4 5BP

Offers In Excess Of £825,000

 5  2  1  E



Fairmead Gardens

Redbridge, IG4 5BP

Local Authority: Redbridge
Tax Band: F

- EPC Rating 47E
- Five Bedrooms
- Integral Garage offering Scope to Further Extend (stpp)
- Beal High & Redbridge Primary School's Catchment
- Sought After Residential Turning
- Very Well Presented Family Home
- Through Lounge Reception
- Extended Kitchen Diner
- C84' Rear Garden & Off Street Parking for Multiple Cars on Own Driveway
- CALL NOW TO VIEW!

Sandra Davidson are pleased to present FOR SALE an exceptional property situated on the highly sought after Fairmead Gardens. With its double frontage design, this remarkable home not only boasts plenty of living space but also offers the potential for further expansion (stpp), making it an ideal choice for growing families.

Upon entering the property, you are greeted by a welcoming and bright atmosphere. The ground floor features a spacious Through Lounge Reception, providing ample space for relaxation and entertaining guests, an EXTENDED KITCHEN DINER provides a dedicated space for family meals and special gatherings, a utility room and shower room on the ground floor offers practicality and convenience.

Ascending to the first floor, you will find FIVE well-appointed BEDROOMS, each offering comfortable living quarters for family members. A spacious family bathroom ensuring convenience for all residents.

Outside, a beautifully manicured rear garden spans approximately 84', providing an enchanting space for outdoor activities, relaxation, and alfresco dining. The front of the property features off-street parking for multiple cars, ensuring convenience for residents and their guests.

The property is within close proximity to Redbridge Primary School and Beal High School. Convenient transport links are also close by including Redbridge Central Line, M11, A406 & A12.

This outstanding home can only be appreciated by an internal inspection and comprises:-

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ENTRANCE

Via stained glass door into fully enclosed storm porch with sidelight window, vinyl flooring, further glazed door into entrance hall with; fitted carpet, carpeted stairs to first floor, access to under stair storage, radiator, decorative ceiling architraves and ceiling rose with inset light, doors to:

THROUGH LOUNGE RECEPTION 31'8" x 12'11" (9.66m x 3.94m)

Double glazed bay window to front, radiator under, fitted carpet, wall mounted lights, two ceiling lights, further radiator, double glazed sliding doors to rear into garden

EXTENDED KITCHEN/DINER

KITCHEN AREA 17'5" x 7'10" (5.30m x 2.38m)

Fitted Oak fronted wall and base units, work surface with tiled upstand, free standing four ring cooker with oven grill, extractor hood over, one and half bowl sink with drainer, space and services for washing machine, tiled flooring, ceiling lights, double glazed window to flank and rear with fitted blinds, opening to:

DINING AREA 9'3" x 9'0" (2.82m x 2.75m)

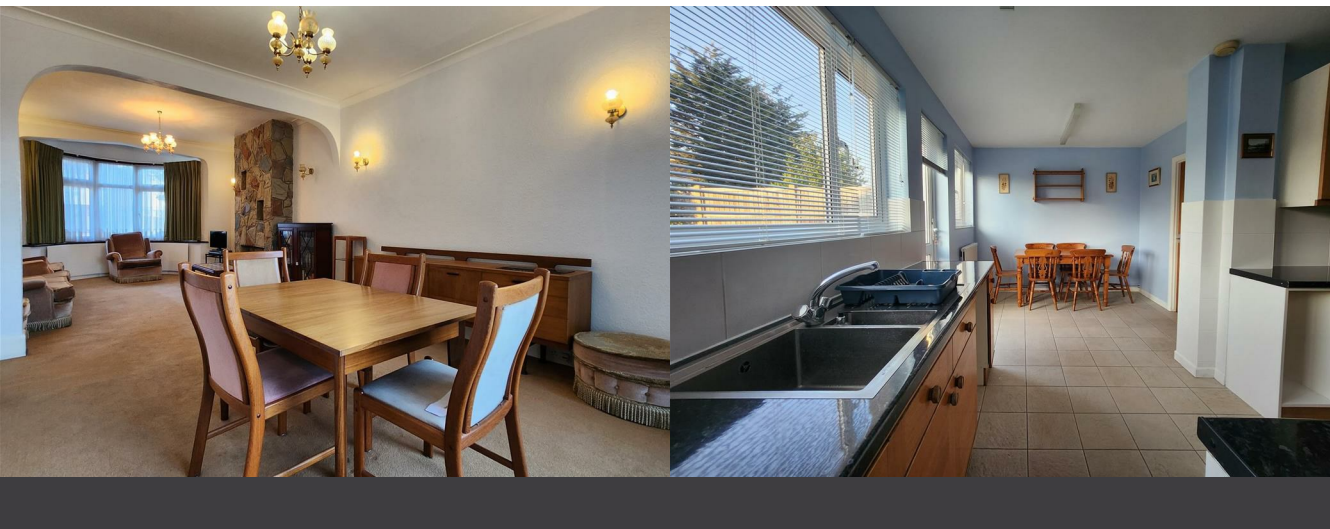
Double glazed window to rear with fitted blind, radiator, tiled flooring, double glazed door to rear into garden, door to:

UTILITY AREA 8'6" x 5'2" (2.60m x 1.57m)

tiled flooring, light, space and services for washing machine, radiator, door to Garage, door to:

SHOWER ROOM

Suite comprising; low level WC, wall hung hand wash basin, enclosed walk-in shower cubicle, radiator, tiled walls and flooring, light





FIRST FLOOR LANDING

fitted carpet, light, cupboard housing boiler, doors to:

BEDROOM ONE 15'9" x 12'0" (4.81m x 3.65m)

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

BEDROOM TWO 12'1" x 12'0" (3.69m x 3.65m)

Double glazed window to rear, fitted carpet, fitted wardrobes, light

BEDROOM THREE 8'6" x 8'3" (2.60m x 2.51m)

Double glazed window to front, radiator, fitted carpet, light

BATHROOM

Suite comprising; bathtub, pedestal hand wash basin, low level WC, radiator with heated towel rail, tiled flooring, partly tiled walls, access to loft space, light, two double glazed opaque windows to rear

BEDROOM FOUR 12'6" x 8'0" (3.80m x 2.43m)

Double glazed window to front, radiator, fitted carpet, light

BEDROOM FIVE 8'10" x 8'0" (2.70m x 2.43m)

Double glazed window to rear, radiator, fitted carpet, light

EXTERIOR 83'7" (25.5m)

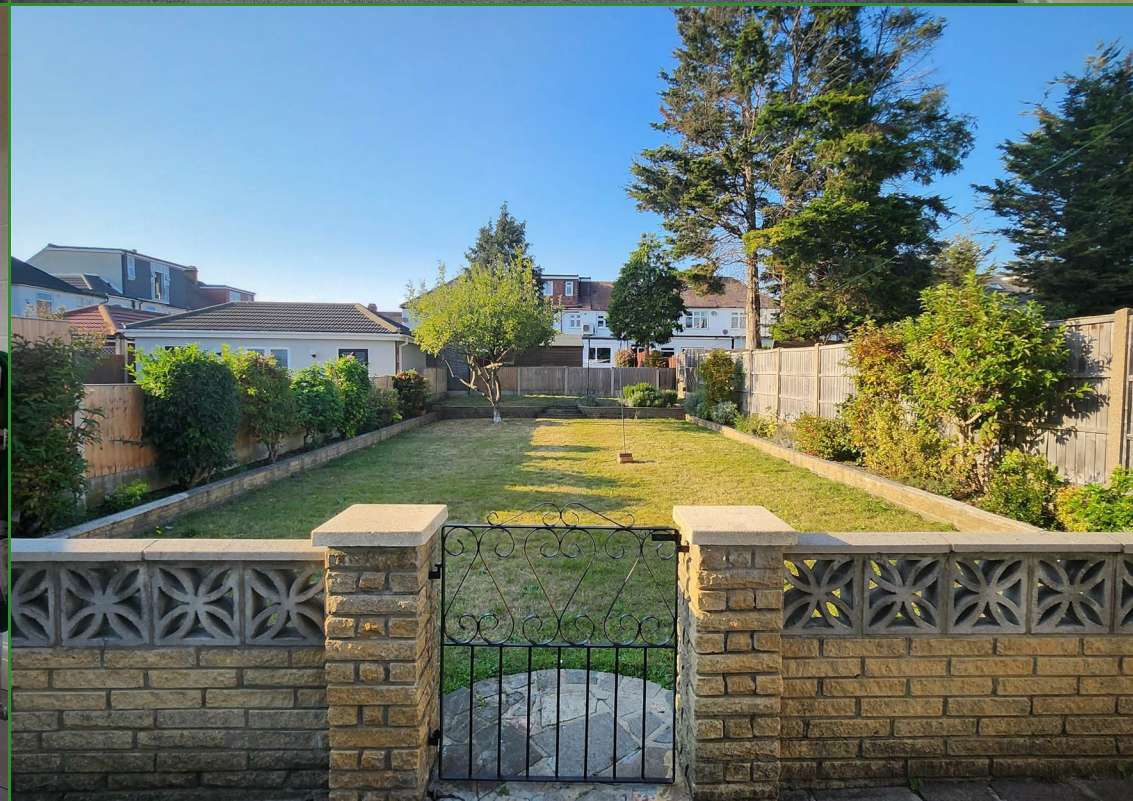
The delightful rear garden measures approximately 84' with paved area to front and remainder laid lawn with flower and shrub borders.

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

GARAGE

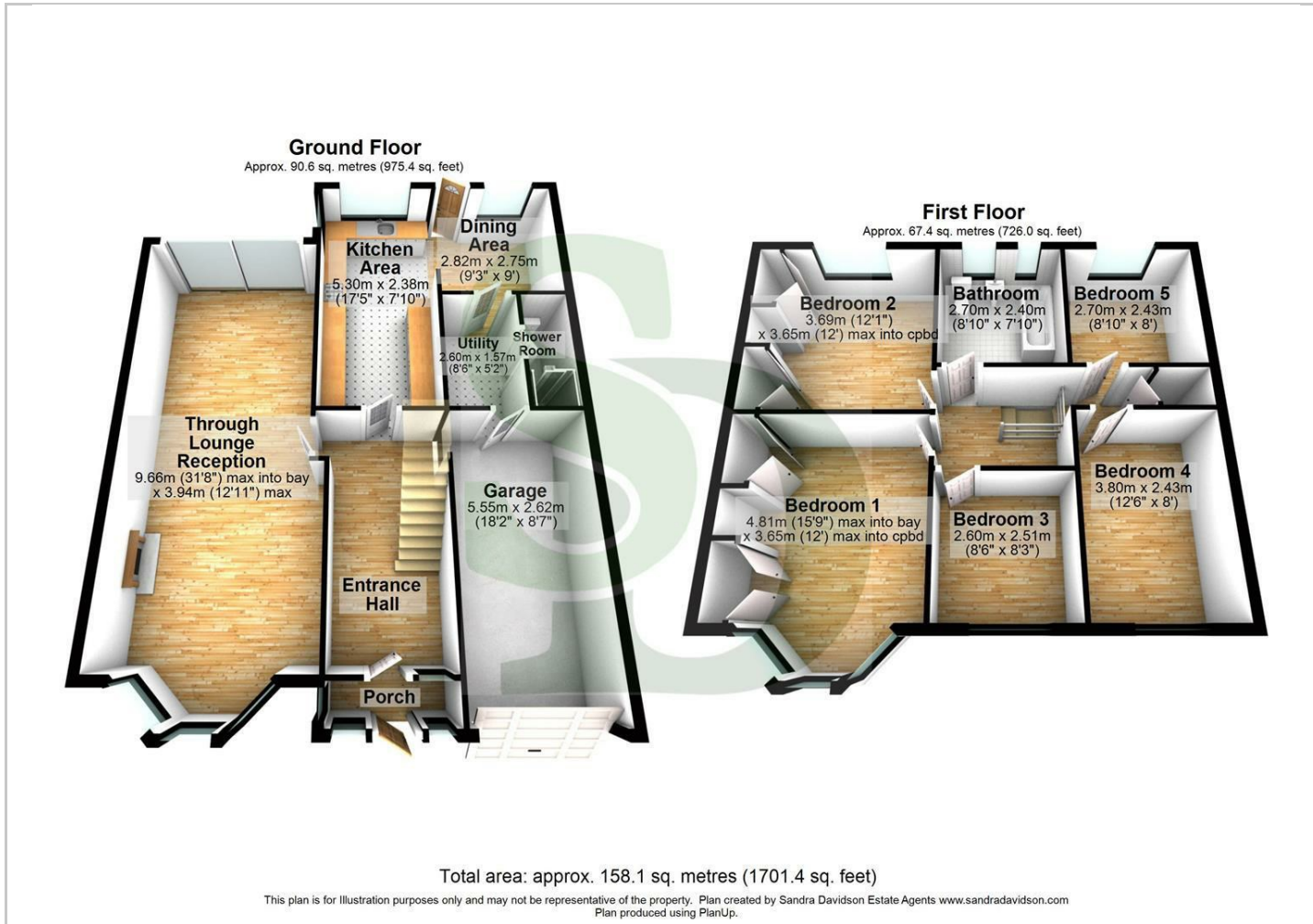
With Up and over door to front, power and light



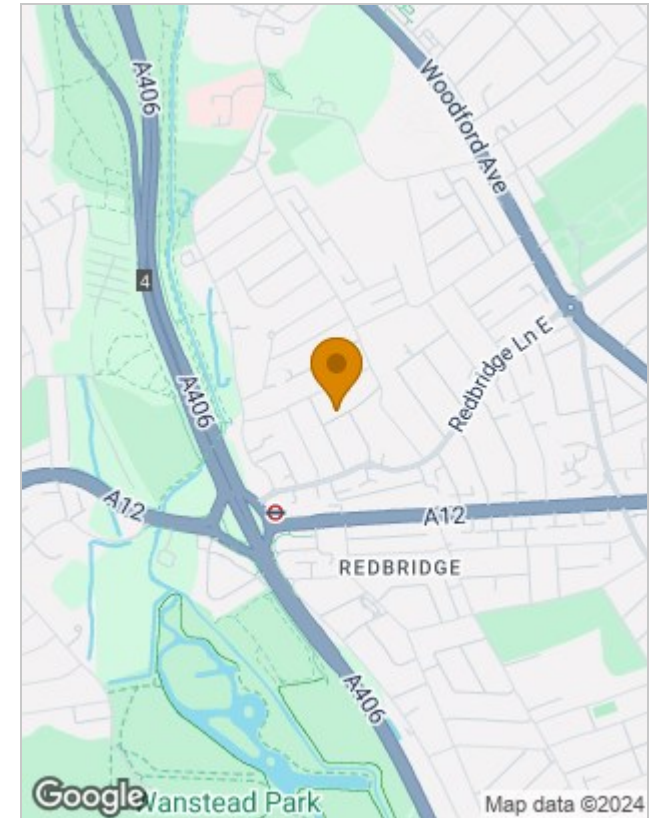




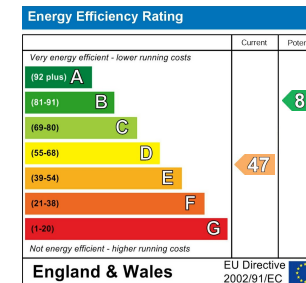
Floor Plans



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.