



Highcliffe Gardens, Redbridge, IG4 5HR

Guide Price £600,000



# Highcliffe Gardens

Redbridge, IG4 5HR

Local Authority: Redbridge

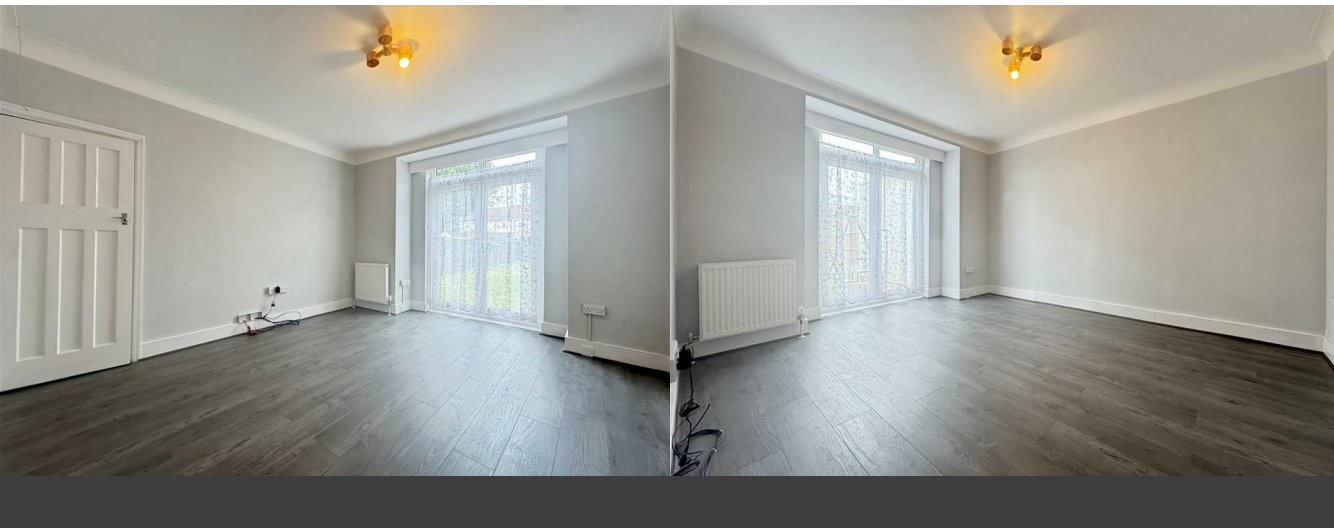
Tax Band: E

- EPC RATING: 56D
- Two Receptions
- \*\* GUIDE PRICE £600,000 to £625,000 \*\*
- BEAL HIGH & REDBRIDGE PRIMARY SCHOOLS' CATCHMENT
- Close to Redbridge Underground Station
- Recently Refurbished
- Family Bathroom & Guest WC
- 90' Rear Garden
- Scope to Extend (s.t.p.p)
- Call NOW on 02085510211 to View!!

\*\*\* GUIDE PRICE £600,000 to £625,000 \*\*\*

Sandra Davidson are pleased to offer for SALE a RECENTLY REFURBISHED, VERY WELL PRESENTED, three bedroom, family home on the much sought after HIGHCLIFFE GARDENS in Redbridge. The property has been maintained to a good standard and features two reception rooms and kitchen on the ground floor with three bedrooms, bathroom and separate WC on the first floor. The property also offers a large rear garden and Paved front Garden offering potential to have off street parking (stpp). 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 sought after property can only be appreciated by internal inspection, OFFERS SCOPE TO EXTEND (STPP) and comprises:-



Guide Price £600,000



## ENTRANCE

Via fully enclosed storm porch, partly glazed wooden framed door into entrance hall with; opaque sidelight windows to front, laminate wood flooring, radiator, light, access to under stair storage, carpeted stairs to first floor, doors to:

## RECEPTION

16'4" max into bay x 13'9" (4.98 max into bay x 4.18)

Double glazed bay window to front, radiator, laminate wood flooring, timber fire surround, ceiling light.

## LOUNGE

12'10" x 10'4" (3.9 x 3.15)

Double glazed French doors to rear leading into garden, radiator, light, laminate wood flooring.

## KITCHEN

9'10" x 8'1" (2.99 x 2.47)

Fitted wall and base units, work surface, one bowl stainless steel sink with drainer, four ring gas hob with extractor hood over and oven and grill, vinyl flooring, double glazed window to rear, double glazed door to rear leading to rear garden, radiator, light.

## FIRST FLOOR LANDING

Fitted carpet, light, access to boarded loft space, doors to:

## BEDROOM ONE

16'2" max into bay x 12'8" (4.94 max into bay x 3.85)

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



**BEDROOM TWO** 12'11" x 10'11" (3.94 x 3.34)  
Double glazed window to rear, radiator, fitted carpet, light

**BEDROOM THREE** 8'11" x 7'2" (2.71 x 2.18)  
Double glazed window to front radiator under, fitted cupboards, fitted carpet, light

**BATHROOM** 7'1" x 5'9" (2.15 x 1.74)  
Suite comprising; Bathtub with rainfall effect shower over, wall hung hand wash basin, low level WC, wall mounted vanity mirror, chrome plated heated towel rail, vinyl flooring, tiled walls, ceiling light, fitted cupboard, double glazed opaque window to rear

**SEPARATE WC**  
Low level WC, wall hung hand wash basin, double glazed window to rear with fitted blind, vinyl flooring, light

**EXTERIOR** 89'1" (27.14)  
The spacious rear garden measures approximately 90' with paved area to front, remainder laid lawn with flower bed, shrub and fruit tree border, block built shed, cupboard housing boiler.

To the front of the property is a paved front drive offering potential for parking of multiple cars.

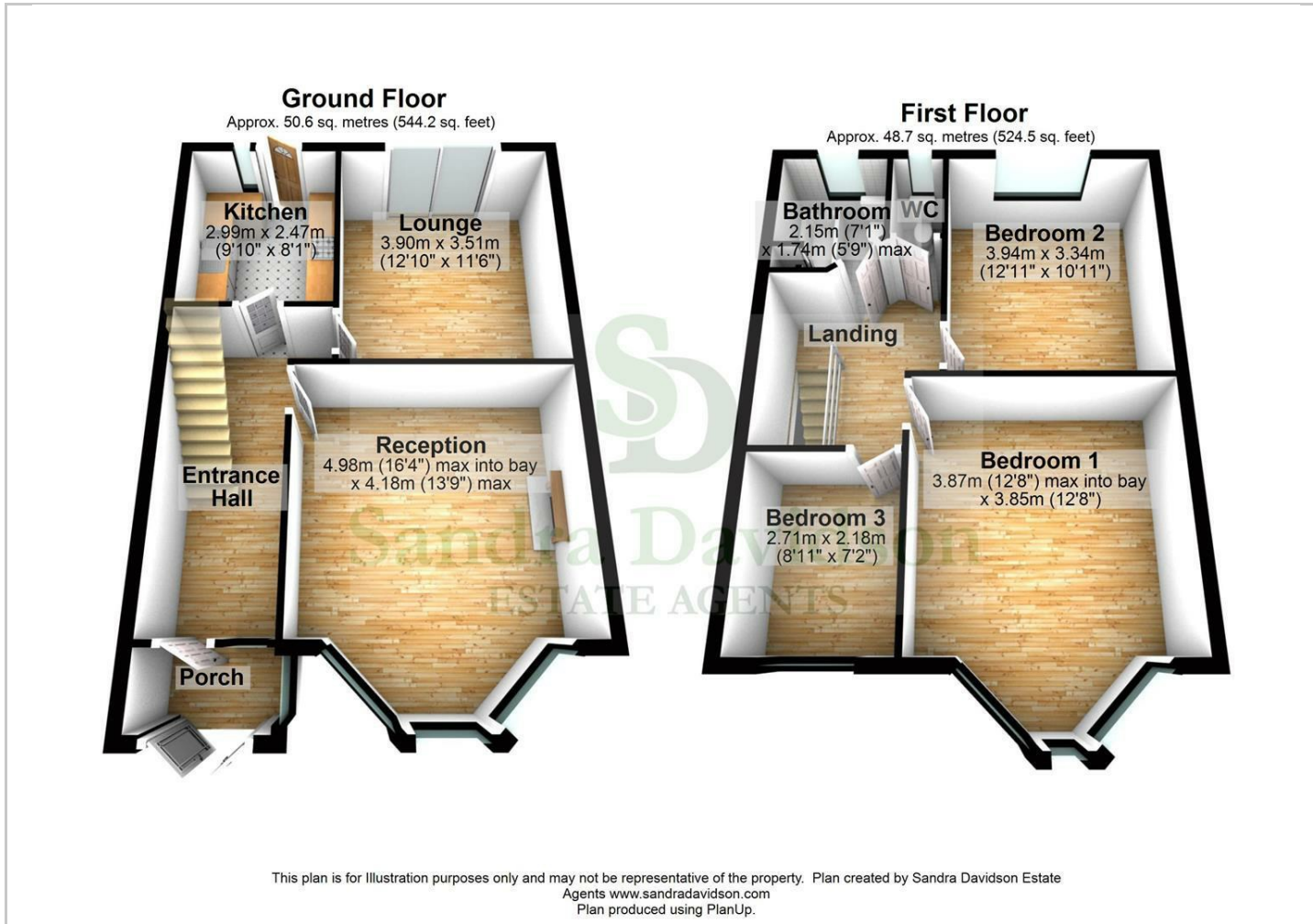
**Agents Note**  
No services or appliances have been tested by Sandra Davidson Estate Agents.



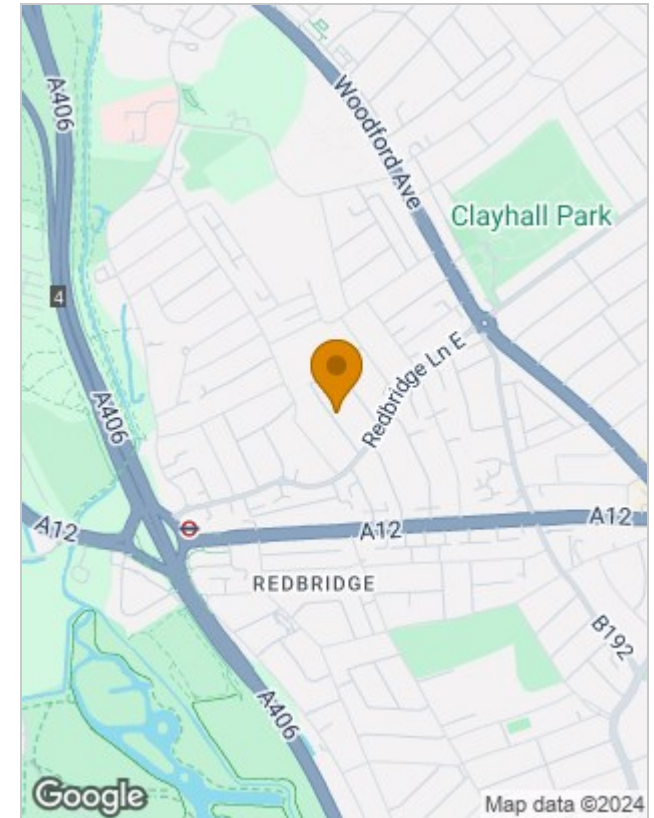




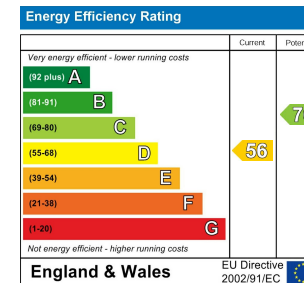
## Floor Plans



## 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.