



Windermere Gardens, Ilford, IG4 5BZ

Offers In Excess Of £825,000



Windermere Gardens

Ilford, IG4 5BZ

Local Authority: REDBRIDGE

Tax Band: F

- FIVE BEDROOM SEMI DETACHED HOUSE
- SOUGHT AFTER LOCATION IN REDBRIDGE IG4
- REDBRIDGE CENTRAL LINE STATION WITHIN WALKING DISTANCE
- EXTENDED KITCHEN DINER
- OFF STREET PARKING FOR MULTIPLE CARS ON OWN DRIVEWAY
- IMMACULATELY PRESENTED
- ATTACHED GARAGE
- EPC RATING : D

Sandra Davidson are pleased to offer for sale this IMMACULATELY PRESENTED, impressively EXTENDED, FIVE BEDROOM FAMILY HOME on a much sought after turning in Redbridge IG4 . This IMPRESSIVE home features; LARGE OPEN PLAN RECEPTION EXTENDED MODERN KITCHEN DINER, UTILITY ROOM, SHOWER ROOM AND AN ATTACHED GARAGE on the ground floor, with FIVE BEDROOMS and family bathroom on the first 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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ENTRANCE 15'5" x 5'11" (4.69m x 1.80m)
Via enclosed double glazed doors, door to entrance hall with; carpet flooring, light, carpeted stairs to first floor, radiator, doors to:

THROUGH LOUNGE RECEPTION ROOM 28'7" x 12'6" (8.72m x 3.80m)
Double glazed bay window to front with radiator under, ceiling rose with inset feature light, decorative coving, fitted carpet,

KITCHEN 11'3" x 7'0" (3.43m x 2.13m)
Fitted wall and base units, work surface, freestanding Rangemaster cooker with extractor hood over, one bowl sink with drainer, integrated dish washer, space and services for washing machine, integrated fridge freezer, space and services for American style fridge freezer, double glazed window to rear, tiled flooring, spotlights to ceiling, radiator doors to

DINING ROOM 9'11" x 16'4" (3.02m x 4.98m)
Two double glazed windows to rear, double glazed bi folding doors to rear into garden, tiled flooring, light, radiator, door to:

UTILITY ROOM 6'9" x 6'5" (2.07m x 1.96m)
cupboard, free standing tumble dryer and washing machine.

WET ROOM 6'6" x 6'5" (1.97m x 1.96m)
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,



BEDROOM ONE 15'2" x 12'5" (4.62m x 3.79m)

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

BEDROOM TWO 8'5" x 11'0" (2.57m x 3.35m)

Window to rear, fitted wardrobes, fitted radiators, fitted ceiling lights, fitted laminated flooring

BEDROOM THREE 7'11" x 5'11" (2.41m x 1.80m)

Window to front, fitted radiators, fitted ceiling lights, fitted laminated flooring

BEDROOM FOUR 13'1" x 8'9" (3.98m x 2.67m)

Window to rear, fitted wardrobes, fitted radiators, fitted ceiling lights, fitted laminated flooring

BEDROOM FIVE 13'1" x 7'6" (4.00m x 2.29m)

Window to front, fitted wardrobes, fitted radiators, fitted ceiling lights, fitted carpet flooring

BATHROOM 8'5" x 7'4" (2.57m x 2.23m)

Four piece suite comprising; Bathtub with shower screen and shower over, shower cubicle 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.

GARAGE 27'2" x 7'6" (8.28m x 2.28m)

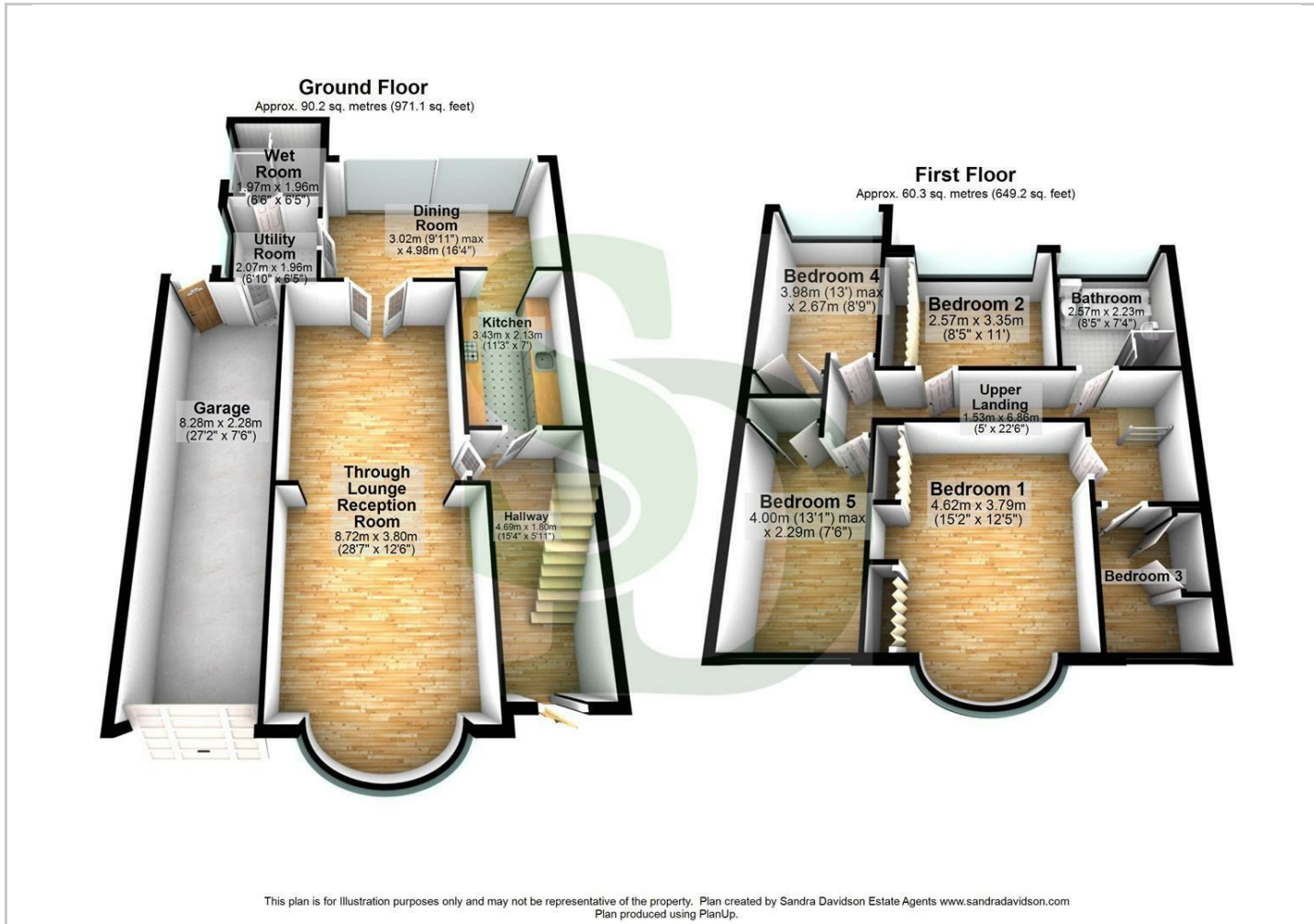
Up and over door, door to:



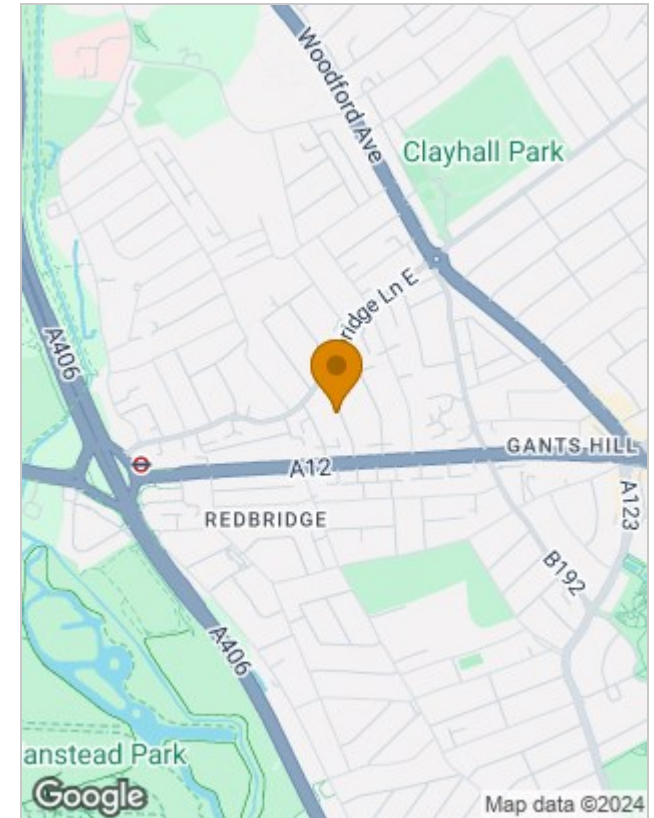




Floor Plans



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.